

MONROE LEGAL REPORTER

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
NO.: 12032 CV 10**

MILSTEAD & ASSOCIATES, LLC
By: Patrick J. Wesner, Esquire
Attorney ID #203145
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff,
**LNV CORPORATION, Plaintiff, vs. Joseph
Martino, Defendant**

TAKE NOTICE:

Your house (real estate) at 1051 Knollwood Drive, Tobyhanna, PA 18466, is scheduled to be sold at Sheriff's Sale on Dec. 5, 2013 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA 18360 to enforce the Court Judgement of \$195,266.72 obtained by LNV Corporation.

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

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

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOU
LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO, OR
TELEPHONE, THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Find a Lawyer Program, Monroe County Bar Association, 913 Main St., Stroudsburg, PA 18360; 570-424-7288
PR - Nov. 1

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

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

IN RE:

TRUST UNDER DEED OF LAURELWOOD CEMETERY, DATED AUGUST 12, 1999

TRUST UNDER DEED OF PROSPECT CEMETERY, DATED AUGUST 18, 2003

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 5th day of November 2013 at 9:30 a.m.

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

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - Oct. 25, Nov. 1

**PUBLIC NOTICE
ESTATE NOTICE**

ATTORNEY: Lawrence F. Becker III, 121 West Second Street, Greensburg, PA 15601
ESTATE NO.: 45-13-0466

ESTATE OF: Lee M. Flannery, deceased
Letters of Administration on the Estate of **Lee M. Flannery**, late of the Township of Chestnuthill, Monroe County, Pennsylvania, deceased.

DECEASED, HAVING BEEN granted to the undersigned, by the Register of Wills of Monroe County, notice is hereby given to all persons indebted to the said estate to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Lawrence F. Becker, Administrator
121 West Second St.
Greensburg, PA 15601

PR - Oct. 18, Oct. 25, Nov. 1

**PUBLIC NOTICE
ESTATE NOTICE**

Date of Death: Sept. 30, 2013

I, HELEN DIECIDUE, Register for the Probate of Wills and Grant of Letters of Administration in and for said County, do hereby certify and make known that on the 3rd day of October, A.D. 2013, Letters Testamentary on the estate of **LOIS M. UPHOLD a/k/a LOIS MAY UPHOLD a/k/a LOIS MAE UPHOLD**, deceased, were granted unto **LESLIE MOBILIO**, Executrix, having first been qualified well and truly to administer the same. And I further certify that no revocation of said Letters appears of record in my office.

Given under my hand and seal of office this 4th day of October, A.D. 2013.

MONROE LEGAL REPORTER

Brandie J. Belanger, Esquire
Kash & Fedrigo
820 Ann St.
Stroudsburg, PA 18360
(570) 420-1004

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF DAVID F. PYLE, late of East Stroudsburg, 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 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.

Executor:
Valerie Pyle
157 Littleton Road
Morris Plains, NJ 07950

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

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE ESTATE NOTICE

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

Administrator:
Edward M. Schreck
180 Kettle Ridge
Stroudsburg, PA 18360

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

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

Estate of **ELSIE M. HECKEL**, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Marlene Gifford, Executrix
209 Palmer Hill Road
Old Greenwich, CT 06870

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF GEORGE A. WILLIAMS JR., late of Tobyhanna, 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 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.

Administrator:
Shawna Williams-Stigliano
12 Rogers Drive
Landing, NJ 07850

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

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF HANORA F. SMITH, late of 17 Park Street, East Stroudsburg, PA 18301, Monroe County, Pennsylvania, deceased.

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

Chelsea L. Abbott Rouse,
Executrix
1573 Brushy Mountain Road
East Stroudsburg, PA 18302

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

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF JACQUELINE NAN SMITH, deceased, late of 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 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.

Lori Day, Executrix

c/o Brenda Klinger, Esquire
P.O. Box 366
Tannersville, PA 18372
570-629-0800

PR - Nov. 1, Nov. 8, Nov. 15

MONROE LEGAL REPORTER

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JEANIE K. GONG** of Delaware Water Gap Borough, Monroe County, Pennsylvania. LETTERS TESTAMENTARY in the above-named Estate have been granted to the undersigned, filed at No. 4513-0491, all persons indebted to the estate are directed 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 Courts of Common Pleas of the Forty-Third Judicial District, 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 Claimant.
David Gong a/k/a Chang I. Gong,
Administrator
167 Main St.
Stroudsburg, PA 18360

Robert M. Maskrey Jr., Esquire
27 North Sixth St.
Stroudsburg, PA 18360
Attorney for Estate

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JOHN NEMETH JR.**, late of Polk 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 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.
Administrator:
Wilma Russo
111 Singing Tree Lane
Kunkletown, PA 18058

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

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

Estate of **Mary Coppolino**, 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 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, 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.
Maryanne Williams, Executrix
38 Sunnysdale Drive
Bayville, NJ 08721

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

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE

ESTATE NOTICE

ESTATE OF **Rosemary J. Grieco**, Deceased June 26, 2012, of Effort, 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.
Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209
P.O. Box 420
Brodheads ville, PA 18322
Administrator:
Deborah McLaughlin

c/o Martino and Karasek, LLP
Route 209
P.O. Box 420
Brodheads ville, PA 18322

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

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

Rose Mary Nickas, Executrix
217 Cattail Lane
East Stroudsburg, PA 18301
or to:

CRAMER, SWETZ & McMANUS, P.C.
Attorneys at Law
By: Diane L. Dagger, Esquire
711 Sarah St.
Stroudsburg, PA 18360

PR - Oct. 18, Oct. 25, Nov. 1

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **VILEM WEBER** of Middle Smithfield Township, Monroe County, Pennsylvania. LETTERS OF ADMINISTRATION in the above-named Estate have been granted to the undersigned, filed at No. 4513-0492, all persons indebted to the estate are directed to make immediate payment and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of Courts of Common Pleas of the Forty-Third Judicial District, 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 Claimant.

Susan Weber, Administratrix
c/o Robert M. Maskrey Jr., Esq.
27 North Sixth St.
Stroudsburg, PA 18360

MONROE LEGAL REPORTER

Robert M. Maskrey Jr., Esquire
Attorney for Estate
27 North Sixth St.
Stroudsburg, PA 18360

PR - Oct. 25, Nov. 1, Nov. 8

PUBLIC NOTICE ESTATE NOTICE

Estate of **Vincent F. Scalamandre a/k/a Vincent Scalamandre a/k/a Vincent Frank Scalamandre**, 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 their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

John Scalamandre, Co-Executor
Ruth Polguy, Co-Executrix
6206 Sunset Drive
Swiftwater, PA 18370

PR - Nov. 1, Nov. 8, Nov. 15

PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of **Helen Justice, also known as, Helen C. Justice**, late of Eldred Township, Monroe County, Pennsylvania, who died on March 19, 2011.

All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, Harvey Justice, care of Cefalo & Associates, 309 Wyoming Ave., West Pittston, PA 18643.

LAW OFFICES OF CEFALO & ASSOCIATES
309 Wyoming Avenue
West Pittston, PA 18643
570-655-5555

PR - Nov. 1, Nov. 8, Nov. 15

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 6509-CV-2013 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Bank of America, N.A., Plaintiff vs. **Tiffany E. Perry**, Mortgagor and Real Owner, Defendant

To: Tiffany E. Perry, Mortgagor and Real Owner, Defendant whose last known address is 1937 Ogden Drive, Blakeslee, PA 18610.

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, Bank of America, N.A., 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. 6509 CV 2013, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1937 Ogden Drive, Blakeslee, PA 18610 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, Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; 570-424-7288.

Michael T. McKeever, Attorney for Plaintiff, KML Law Group, P.C., Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532; 215-627-1322.

PR - Nov. 1

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 7916-CV-2012

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A., AS TRUSTEE ON BEHALF OF LAKE COUNTRY MORTGAGE LOAN TRUST 2006-HE-1, BY GREEN TREE CONSUMER DISCOUNT COMPANY, AS SERVICER WITH DELEGATED AUTHORITY ON BEHALF OF THE TRUSTEE, PLAINTIFF vs. **JOHN PETERS A/K/A JOHN L. PETERS, SR. and TENA C. BEACH N/K/A TENA C. PETERS**, DEFENDANTS

COMPLAINT IN MORTGAGE FORECLOSURE

TO: TENA C. BEACH N/K/A TENA C. PETERS, Defendant, whose last known address is 859 Sycamore Lane, Pocono Lake, PA 18347.

You are hereby notified that on September 20, 2012 Plaintiff, Wells Fargo Bank, N.A. as trustee on behalf of Lake Country Mortgage Loan Trust 2006-HE-1, by Green Tree Consumer Discount Company as Servicer with Delegated Authority on behalf of the trustee filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docket to number 7916 CV 2012, wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 859 Sycamore Lane, Pocono Lake, PA 18347, whereupon your property would be sold by the Sheriff of Monroe County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or

MONROE LEGAL REPORTER

objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; 570-424-7288.

Gregory Javardian,
Attorneys for Plaintiff
1310 Industrial Blvd,
Suite 101
Southampton, PA 18966

PR - Nov. 1

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 71572

McCABE, WEISBERG and CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID #87830
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480
BRIAN T. LaMANNNA, ESQUIRE - ID #310321
ANN E. SWARTZ, ESQUIRE - ID #201926
JOSEPH F. RIGA, ESQUIRE - ID #57716
JOSEPH I. FOLEY, ESQUIRE - ID #314675
CELINE P. DERKRIKORIAN, ESQUIRE #313673
123 South Broad St., Suite 2080, Philadelphia, PA 19109

(215) 790-1010
Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, Plaintiff, vs. All Unknown Surviving Heirs of Lorraine T. Estes, Deceased Mortgagor and Real Owner, Tracy J. Estes, Known Surviving Heir of Lorraine T. Estes, Deceased Mortgagor and Real Owner and Dwayne C. Estes, Known Surviving Heir of Lorraine T. Estes, Deceased Mortgagor and Real Owner, Defendants

TO: ALL UNKNOWN SURVIVING HEIRS OF LORRAINE T. ESTES, DECEASED MORTGAGOR AND REAL OWNER
TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE
PREMISES SUBJECT TO FORECLOSURE: 1510 CHICKADEE LANE, ALBRIGHTSVILLE, PENNSYLVANIA 18210

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.
Find a Lawyer Program
913 Main St.
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

PR - Nov. 1

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 7355 CV11

McCABE, WEISBERG and CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID #87830
KEVIN T. McQUAIL, ESQUIRE - ID #307169
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480
BRIAN T. LaMANNNA, ESQUIRE - ID #310321
123 South Broad St., Suite 2080, Philadelphia, PA 19109
(215) 790-1010

CIVIL ACTION LAW

U.S. Bank Trust National Association, as Trustee for LSF7 NPL III Trust vs. Lawrence E. Bisbing Jr. and Ricky Pelliccione

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Lawrence E. Bisbing Jr., 510 Edelweiss Road, a/k/a P.O. Box 1110, East Stroudsburg, PA 18301
Your house (real estate) at 1110 P.O. Box, Edelweiss Drive, East Stroudsburg, PA 18301 is scheduled to be sold at Sheriff's Sale on January 30, 2014 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$182,472.29 obtained by U.S. Bank Trust National Association, as Trustee for LSF7 NPL III 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 cancelled if you pay to U.S. Bank Trust National Association, as Trustee for LSF7 NPL III 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

MONROE LEGAL REPORTER

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

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

Find a Lawyer Program
Monroe County Bar Association
913 Main St.
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

PR - Nov. 1

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 8006 CV11**

McCABE, WEISBERG and CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE - ID #16496
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID #87830
KEVIN T. McQUAIL, ESQUIRE - ID #307169
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480
BRIAN T. LaMANN, ESQUIRE - ID #310321
123 South Broad St., Suite 2080, Philadelphia, PA 19109
(215) 790-1010

CIVIL ACTION LAW

M&T Bank f/k/a Manufacturers and Traders Trust Company vs. David S. Burch a/k/a David F. Burch

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

To: David S. Burch a/k/a David F. Burch, 443 East Lawn Road, Nazareth, Pennsylvania 18064
Your house (real estate) at **17 South Wigwam Road, Stroudsburg, PA 18360** is scheduled to be sold at Sheriff's Sale on **December 5, 2013 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$53,840.75 obtained by M&T Bank f/k/a Manufacturers and Traders Trust Company 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 cancelled if you pay to M&T Bank f/k/a Manufacturers and Traders Trust Company, 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 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

MONROE LEGAL REPORTER

**WITH INFORMATION ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.**

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Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288**

PR - Nov. 1

**PUBLIC NOTICE
MONROE COUNTY
TAX CLAIM BUREAU
2013 UPSET TAX SALE
NO: 8636 CIVIL 2013**

TO: ALL OWNERS of properties on which taxes are delinquent for the year of 2011, lien creditors, and all persons or taxing districts having tax liens, tax judgments, or municipal claims against such properties. Notice is hereby given that the Monroe County Tax Claim Bureau has filed its Consolidated Return to confirm its actions in connection with the Delinquent Upset Tax Sale of Sept. 12, 2013 held at the Monroe County Administrative Center, Stroudsburg, PA. The said return was filed on Oct. 10, 2013 in the Court of Common Pleas of the Forty-Third Judicial District of Pennsylvania, Monroe County. The Decree Nisi was signed by the Court on Oct. 10, 2013. Objections or Exceptions to the said return may be filed by any owner, lien creditor, or taxing district within (30) days of the date of the Decree Nisi, otherwise the Return will be confirmed absolute.

**MONROE COUNTY
TAX CLAIM BUREAU
BY: THOMAS HILL, DIRECTOR**

P - Oct. 25; R - Nov. 1

**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. 3366-CV-13**

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

vs.

**MACIEJ R. TYRYLLO, DAGMARA E. DEBOWSKA,
a/k/a DAGMARRA DEBOWSKA, a/k/a DAGMMARA
DEBOWSKA, a/k/a DAGMARA EWA EBOWSKA
Defendants**

NOTICE

To: MACIEJ R. TYRYLLO

You are hereby notified that on April 24, 2013, Plaintiff, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A, COUNTRYWIDE HOME LOANS SERVICING, LP, 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. 3366-CV-13. Wherein

Plaintiff seeks to foreclose on the mortgage secured on your property located at 216 LAKE VALHALLA a/k/a 353 O'DONOV, AN DRIVE F/K/A 302 O'DONOVAN DRIVE, EAST STROUDSBURG, PA 18301-7728 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 PER-
SONS AT A REDUCED FEE OR NO FEE.**

**Find a Lawyer Program
Monroe County Bar Association
913 Main St.
Stroudsburg, PA 18360
570-424-7288**

PR - Nov. 1

**PUBLIC NOTICE
PETITION FOR NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Sept. 9, 2013 the Petition for Change of Name was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Sarah Hamdi Wisal to Sara Wisal Khalifa.**

The Court has fixed the day of Nov. 4, 2013 at 9:15 a.m. in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, PA 18360 as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 10515-CV-2011**

**WELLS FARGO BANK, N.A. v. JIN D. KIM
NOTICE TO: JIN D. KIM**

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

Being Premises: 26 NOTTINGHAM WAY, BARTONSVILLE, PA 18321

Being in POCONO TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 12/96720 TAX PIN: 12-6372-00-92-3801

Improvements consist of residential property.

Sold as the property of JIN D. KIM

Your house (real estate) at 26 NOTTINGHAM WAY, BARTONSVILLE, PA 18321 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$397,522.72 obtained by, WELLS

MONROE LEGAL REPORTER

FARGO BANK, N.A. (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 11129-CV-2011**

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC.

vs.

EVELYN MEDINA

NOTICE TO: EVELYN MEDINA

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

Being Premises: 1011 GAP VIEW HOLLOW, STROUDSBURG, PA 18360-9648

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 16/91275

TAX PIN: 16-7310-02-58-6283

Improvements consist of residential property.

Sold as the property of EVELYN MEDINA.

Your house (real estate) at 1011 GAP VIEW HOLLOW, STROUDSBURG, PA 18360-9648 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$302,104.77 obtained by, CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1687-CV-2012**

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

vs.

DONNA M. KOSHINSKY

NOTICE TO: DONNA M. KOSHINSKY

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

Being Premises: 202 CHESTNUT DRIVE SOUTH a/k/a RR 1 BOX 3509, SAYLORSBURG, PA 18353-7749

Being in ROSS TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 15/8A/1/51

TAX PIN: 15-6257-03-10-0122

Improvements consist of residential property.

Sold as the property of DONNA M. KOSHINSKY

Your house (real estate) at 202 CHESTNUT DRIVE SOUTH a/k/a RR 1 BOX 3509, SAYLORSBURG, PA 18353-7749 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$142,800.40 obtained by, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1795-CV-2009**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC v. ALVIN G. ZWEIFLER and ROSE FIGUEROA ZWEIFLER

NOTICE TO: ALVIN G. ZWEIFLER and ROSE FIGUEROA ZWEIFLER

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

Being Premises: 71 BRAHMS COURT, EAST STROUDSBURG, PA 18301

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 16/91001 TAX PIN: 16-7311-02-88-5840

Improvements consist of residential property.

Sold as the property of ALVIN G. ZWEIFLER and ROSE FIGUEROA ZWEIFLER

Your house (real estate) at 71 BRAHMS COURT, EAST STROUDSBURG, PA 18301-0000 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$289,854.94 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2968-CV-2010**

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

vs.

JUAN RIOS and MARIA RIOS

NOTICE TO: JUAN RIOS and MARIA RIOS

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

Being Premises: 5-72 PINE HILL LAKE OF THE PINES

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 9/4A/2/18

TAX PIN: 09-7344-03-44-8342

Improvements consist of residential property.

Sold as the property of JUAN RIOS and MARIA RIOS.

Your house (real estate) at 5-72 PINE HILL LAKE OF THE PINES, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$203,616.81 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE**

MONROE LEGAL REPORTER

**IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3613-CV-2010**

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2
vs.

MOVELENE EMMONS and ALLEN EMMONS
NOTICE TO: MOVELENE EMMONS and ALLEN EMMONS

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

Being Premises: RR 5 BOX 5258B a/k/a 3 CHERRY VALLEY ROAD, SAYLORSBURG, PA 18353-9203
Being in HAMILTON TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 07/97767
TAX PIN: 07-6277-00-55-7632

Improvements consist of residential property.
Sold as the property of MOVELENE EMMONS and ALLEN EMMONS

Your house (real estate) at RR 5 BOX 5258B, a/k/a 3 CHERRY VALLEY ROAD, SAYLORSBURG, PA 18353-9203 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$544,052.78 obtained by, U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 4305-CV-2009**

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

BARBARA KLEBER
NOTICE TO: BARBARA KLEBER

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

Being Premises: 5016 CLEARVIEW ROAD a/k/a LOT 5016, SECTION CIIB CLEARVIEW ROAD, LONG POND, PA 18334
Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 19/3H/1/39
TAX PIN: 19-6344-01-35-2734

Improvements consist of residential property. Sold as the property of BARBARA KLEBER.

Your house (real estate) at 5016 CLEARVIEW ROAD a/k/a LOT 5016, SECTION CIIB CLEARVIEW ROAD, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$103,225.76 obtained by, BANK OF

AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP

Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 7636-CV-2011**

NATIONSTAR MORTGAGE LLC v. TIMOTHY O'BRIEN

NOTICE TO: TIMOTHY O'BRIEN

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

Being Premises: 301 ELM TERRACE, TOBYHANNA, PA 18466-6610

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 03/3B/1/23 TAX PIN: 03-6358-20-80-3577

Improvements consist of residential property.
Sold as the property of TIMOTHY O'BRIEN

Your house (real estate) at 301 ELM TERRACE, TOBYHANNA, PA 18466-6610 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$135,301.95 obtained by, NATIONSTAR MORTGAGE LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 7742-CV-2011**

PHH MORTGAGE CORPORATION

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GILDA N. WYNN, DECEASED and SHANNON ANITA WYNN, IN HER CAPACITY AS HEIR OF GILDA N. WYNN, DECEASED.

NOTICE TO: SHANNON ANITA WYNN, IN HER CAPACITY AS HEIR OF GILDA N. WYNN, DECEASED and SHANNON ANITA WYNN

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

Being Premises: 60 BRENTWOOD DRIVE A/K/A 605 BRENTWOOD DRIVE PCP E60, TOBYHANNA, PA 18466-3125

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 03/9A/1/392
TAX PIN: 03-6358-16-73-8083

Improvements consist of residential property.
Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GILDA N. WYNN, DECEASED and SHANNON ANITA WYNN, IN HER CAPACITY AS HEIR OF GILDA N. WYNN, DECEASED

Your house (real estate) at 60 BRENTWOOD DRIVE A/K/A, 605 BRENTWOOD DRIVE PCP E60, TOBYHANNA, PA 18466-3125 is scheduled to be sold at

MONROE LEGAL REPORTER

the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$79,824,7374,148.70 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 7945-CV-2011**

NATIONSTAR MORTGAGE, LLC v. STEPHEN L. AMBOS and VICTORIA R. AMBOS
NOTICE TO: STEPHEN L. AMBOS and VICTORIA R. AMBOS

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

Being Premises: 35 HEMLOCK LANE a/k/a 234 SHAWNEE VALLEY, EAST STROUDSBURG, PA 18301
Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 16/119360 TAX PIN: 16-7332-01-18-7930
Improvements consist of residential property.
Sold as the property of STEPHEN L. AMBOS and VICTORIA R. AMBOS

Your house (real estate) at 35 HEMLOCK LANE a/k/a 234 SHAWNEE VALLEY, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$375,430.77 obtained by, NATIONSTAR MORTGAGE, LLC (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 8634-CV-2011**

WELLS FARGO BANK, N.A. v. ERMANO PESELLI and MIRIAM PESELLI
NOTICE TO: ERMANO PESELLI and MIRIAM PESELLI

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

Being Premises: 102 ALPINE LAKE, a/k/a LOT # 314 LAKEVIEW DRIVE, HENRYVILLE, PA 18332-1717
Being in POCONO TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 12/4A/2/12 TAX PIN: 12-6374-04-80-8829
Improvements consist of residential property.
Sold as the property of ERMANO PESELLI and MIRIAM PESELLI

Your house (real estate) at 102 ALPINE LAKE a/k/a LOT #314 LAKEVIEW DRIVE, HENRYVILLE, PA 18332-1717 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$264,125.42 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 875-CV-2011**

GMAC MORTGAGE, LLC
vs.

MALIK S. DIN

NOTICE TO: MALIK S. DIN

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

Being Premises: 5690 BUTTONWOOD LANE a/k/a J211, A POCONO COUNTRY PLACE a/k/a 9196 BUTTONWOOD LANE, TOBYHANNA, PA 18466
Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 03/9B/1/123
TAX PIN: 03-6359-19-50-5690

Improvements consist of residential property.
Sold as the property of MALIK S. DIN
Your house (real estate) at 5690 BUTTONWOOD LANE a/k/a J211 A POCONO COUNTRY PLACE a/k/a 9196 BUTTONWOOD LANE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$74,148.70 obtained by, GMAC MORTGAGE, LLC (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 8943-CV-2011**

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE INC. v. KIM A. BENSON
NOTICE TO: KIM A. BENSON

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

Being Premises: 6671 MAPLEWOOD DRIVE a/k/a 6671 MAPLEWOOD LANE, SAYLORSBURG, PA 18353

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 02/5B/1/54 TAX PIN: 02-6350-03-14-5628
Improvements consist of residential property.

Sold as the property of KIM A. BENSON
Your house (real estate) at 6671 MAPLEWOOD DRIVE a/k/a 6671 MAPLEWOOD LANE, SAYLORSBURG, PA 18353 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$89,272.61 obtained by, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE INC. (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 9245-CV-2011**

CITIMORTGAGE INC.

MONROE LEGAL REPORTER

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHANIEL E. WATKINS II, DECEASED
NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHANIEL E. WATKINS II, DECEASED

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

Being Premises: 3650 ROSEWOOD LANE a/k/a C131 ROSE WOOD LANE, TOBYHANNA, PA 18466-3047

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 03/8B/1/173

TAX PIN: 03-6358-19-61-0562

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHANIEL E. WATKINS II, DECEASED, SERENA MOFFITT, NATHANIEL E. WATKINS III and JEANINE WATKINS.

Your house (real estate) at 3650 ROSEWOOD LANE a/k/a C131 ROSE WOOD LANE, TOBYHANNA, PA 18466-3047 is scheduled to be sold at the Sheriff's Sale on Dec. 5, 2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$84,739.03 obtained by, CITIMORTGAGE INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1

**PUBLIC NOTICE
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 9308-CV-2011**

GREEN TREE SERVICING LLC, v. GLENWAY C. KEIPER and HEIDI M. KEIPER

NOTICE TO: GLENWAY C. KEIPER

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

Being Premises: 12 MOUNTAIN VIEW CIRCLE a/k/a RR 3 BOX 2021 a/k/a 1156 GREEN MOUNT DRIVE, EFFORT, PA 18330-7960

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 02/8A/1/9 TAX PIN: 02-6248-01-18-1527

Improvements consist of residential property.

Sold as the property of GLENWAY C. KEIPER and HEIDI M. KEIPER

Your house (real estate) at 12 MOUNTAIN VIEW CIRCLE, a/ka/ RR 3, BOX 2021, a/k/a 1156 GREEN MOUNT DRIVE, EFFORT, PA 18330-7960 is scheduled to be sold at the Sheriff's Sale on 12/05/2013 at 10:00 AM, at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$87,513.99 obtained by, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Nov. 1