

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 328 CV 2014**

Ditech Financial LLC

v.

Michael J. Zwicker and Gretchen H. Zwicker

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

To: **Michael J. Zwicker**

Your house (real estate) at 403 Laurel Road, Blakeslee, Pennsylvania 18610 is scheduled to be sold at

Sheriff's Sale on **February 23, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$75,414.11 obtained by Ditech Financial LLC against the above premises.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Ditech Financial LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, 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 INFOR-**

**MATION 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 Street**

**Suite 1400**

**Philadelphia PA 19109**

**215-790-1010**

**PR - Nov. 18**

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY**

**FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

**No. 2162 Civil 2015**

**COMMONWEALTH OF PENNSYLVANIA,  
PLAINTIFF**

**vs.**

**2000 CADILLAC DeVILLE**

**VIN # 1G66KD54Y9YU350566**

The Commonwealth of Pennsylvania, specifically, the Pennsylvania State Police Northeastern Pennsylvania Auto Theft Task Force, did seize a 2000 Cadillac DeVille, VIN # 1G66KD54Y9YU350566 on or about Oct. 26, 2010, in accordance with 75 Pa. C.S.A. §7105.

**NOTICE**

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

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

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**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone: 570-424-7288**

**Fax: 570-424-8234**

**PR - Nov. 11, Nov. 18**

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
No.: 2015-05505**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
PURSUANT TO P.A.R.C.P.3129**

**MILSTEAD & ASSOCIATES, LLC**

**BY: Robert W Williams, Esquire**

**ID No. 315501**

**1 E. Stow Road**

**Marlton, NJ 08053**

(856) 482-1400

Attorneys for Plaintiff

File Number: 211692-1

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR CMALT REMIC 2007-A3-REMIC PASS-  
THROUGH CERTIFICATES

SERIES 2007-A3

Plaintiff,

vs.

**Anthony DeFranco, a/k/a Anthony De Franco**

**Sonia E. DeFranco, a/k/a Sonia E. De Franco**

Defendants

**TAKE NOTICE:**

Your house (real estate) at 27 Penn Estates a/k/a 63 Woodchip Lane a/k/a 3209 Woodchip Lane, East Stroudsburg, PA 18301, is scheduled to be sold at sheriff's sale on **January 26, 2017 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA 18360 to enforce the Court Judgment of \$183,641.75 obtained by US Bank National Association as trustee for CMALT REMIC 2007-A3 - REMIC Pass-Through Certificates Series 2007-A3.

**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, LLC 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 & Associates, LLC 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.

**Monroe County, Notice to Defend**  
**Monroe County Bar Association**  
**Find a Lawyer Program**  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

PR - Nov. 18

**PUBLIC NOTICE**  
**COURT OF COMMON PLEAS**  
**OF MONROE COUNTY**  
**FORTY THIRD**  
**JUDICIAL DISTRICT**  
**COMMONWEALTH**  
**OF PENNSYLVANIA**  
**CIVIL ACTION**  
**NO. 326-CIVIL-2013**

Green Tree Servicing LLC, Plaintiff vs. Vincent DeLuzio a/k/a Vincent DeLuzio, Jr., Lorraine DeLuzio and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Vincent DeLuzio, Sr., Deceased, Defendants

**NOTICE OF SALE OF REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Vincent DeLuzio Sr., Deceased, Defendant(s), whose last known address is 405 Silver Fox Lane (Jackson Township), Stroudsburg, PA 18360.

Your house (real estate) at 405 Silver Fox Lane (Jackson Township), Stroudsburg, PA 18360, is scheduled to be sold at the Sheriff's Sale on **March 30, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$609,395.97, 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 JACKSON TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 405 Silver Fox Lane, (Jackson Township), Stroudsburg, PA 18360. PARCEL NUMBER: 8/91885. PIN NUMBER: 08637000296171. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN VINCENT DELUZIO AND LORRAINE DELUZIO, HIS WIFE BY DEED FROM E. ROY POSSINGER, NYLES J. POSSINGER, STEPHEN J. SETAR AND PATRICIA A. SETAR, CO-PARTNERS, TRADING AS FOX CHASE DEVELOPERS DATED 09/06/2002, RECORDED 09/19/2002, IN DEED BOOK 2131 PAGE 8274. 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 - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 3311-CV-2016**

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-3 Plaintiff(s) vs. Aron AJ Sadura, Known Heir of Chana Sadura a/k/a Chana L. Sadura a/k/a Anna Sadura a/k/a Anna L. Sadura, Arthur Sadura, Known Heir of Chana Sadura a/k/a Chana L. Sadura a/k/a Anna Sadura a/k/a Anna L. Sadura, Richard Sadura a/k/a R. Sadura, Individually, And As Known Heir of Chana Sadura a/k/a Chana L. Sadura a/k/a Anna Sadura a/k/a Anna L. Sadura and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Chana Sadura a/k/a Chana L. Sadura a/k/a Anna Sadura a/k/a Anna L. Sadura, Defendants

**NOTICE OF SALE OF  
REAL PROPERTY**

**To: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Chana Sadura a/k/a Chana L. Sadura a/k/a Anna Sadura a/k/a Anna L. Sadura, Defendant(s), whose last known address is 402 POB 402 Beartown Road n/k/a 2432 Beartown Road, Canadensis, PA 18325.**

Your house (real estate) at 402 POB 402 Beartown Road n/k/a 2432 Beartown Road, Canadensis, PA 18325, is scheduled to be sold at the Sheriff's Sale on **March 30, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$80,411.72,, 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 BARRETT, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 402 POB 402 Beartown Road n/k/a 2432 Beartown Road, Canadensis, PA 18325. PARCEL NUMBER: 1/7A/1/19. PIN NUMBER: 01639702865695. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Richard Sadura and Chana Sadura, his wife BY DEED FROM Charles M. Banko, Inc., a Pennsylvania Corporation DATED 02/24/1984, RECORDED 03/05/1984, IN DEED BOOK 1340 PAGE 168. 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 - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 5744 CV 12**

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Nina M. Musselman, Barry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Debra Ann Wilkinson, Known Heir of James R. Musselman and Nina M. Musselman, Jane Musselman, Known Heir of Garry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Garry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James R. Musselman, Deceased, Defendants

**DECEASED 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 Garry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Nina M. Musselman and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James R. Musselman, Defendant(s), whose last known addresses are 321 Lizzie Lane a/k/a RR3, Box 3304, Cresco, PA 18326 and 1450 Elm Street, Easton, PA 18042.**

Your house (real estate) at 321 Lizzie Lane a/k/a RR3, Box 3304, Cresco, PA 18326, is scheduled to be sold at the Sheriff's Sale on **March 30, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$236,640.75, 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 BARRETT TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 321 Lizzie Lane a/k/a RR3 Box 3304, Cresco, PA 18326. PARCEL NUMBER: 01/32/1/10-3. PIN NUMBER: 01637602587730. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN JAMES R. MUSSELMAN AND NINA M. MUSSELMAN, HIS WIFE BY DEED FROM EDWARD L. HARRISON AND ELIZABETH F. HARRISON, HIS WIFE DATED 01/05/1967, RECORDED 01/09/1967, IN DEED BOOK 344, PAGE 1027. 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 - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1484 Civil 2014**

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

vs.  
DOMINIQUE WHITE,  
Defendant.

**TO: DOMINIQUE WHITE :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 58, Interval No. 38, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,377.67 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

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

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1485 Civil 2014**

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

vs.  
STELLA DIRKS,  
Defendant.

**TO: STELLA DIRKS :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 137, Interval No. 48, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,310.05 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1486 Civil 2014**

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

vs.  
THE GOLDEN GRILL, LLC,  
Defendant.

**TO: THE GOLDEN GRILL, LLC :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 79, Interval No. 36, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,356.34 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1488 Civil 2014**

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

vs.  
**DONALD WALTERS, JR.,**  
Defendant.

**TO: DONALD WALTERS JR. :**  
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 7B, Interval No. 14, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$716.02 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1491 Civil 2014**

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

vs.  
**CYRIL CLARKE and MARJORIE CLARKE,**  
Defendants.

**TO: CYRIL CLARKE and MARJORIE CLARKE :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 65, Interval No. 16, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$958.71 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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Royle & Durney  
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P.O. Box 536  
Tannersville, PA 18372**

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1496 Civil 2014**

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

vs.  
**GLEN LANGAN and BARBARA LANGAN,**  
Defendants.

**TO: GLEN LANGAN and BARBARA LANGAN :**  
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 35D, Interval No. 25, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$806.01 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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COURT OF COMMON PLEAS  
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FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 1527 Civil 2014**

RIVER VILLAGE PHASE III-B OWNER ASSOCIATION, INC.,  
Plaintiff,  
vs.  
ARTHUR E. HARKNESS,  
Defendant.

**TO: ARTHUR E. HARKNESS :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 37, Interval No. 2, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$852.28 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2109 Civil 2014**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.  
YVONNE A. HARRIS and ROBERT E.P. HARRIS,  
Defendants.

**TO: YVONNE A. HARRIS and  
ROBERT E.P. HARRIS :**

The Plaintiff, DePuy House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 111, Interval No. 16, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,523.98 in delinquent dues, fees and assessments. The Court has authorized service of the Com-

plaint upon you by publication.  
**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2114 Civil 2014**

RIVER VILLAGE PHASE III-B OWNER ASSOCIATION, INC.,  
Plaintiff,  
vs.  
CATHERINE MURRAY and LINDA FRANK,  
Defendants.

**TO: CATHERINE MURRAY and LINDA FRANK :**  
The Plaintiff, River Village Phase IIIB Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 113, Interval No. 2, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$889.70 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2123 Civil 2014**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
VAN DRIVERS CONSULTING, LLC,  
Defendant.

TO: VAN DRIVERS CONSULTING, LLC :

The Plaintiff, DePuy House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 65F, Interval No. 1, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,339.63 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2133 Civil 2014**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
KEITH BARKAS,  
Defendant.

TO: KEITH BARKAS :

The Plaintiff, DePuy House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 114, Interval No. 45, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,503.75 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 246 Civil 2015**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
DEREK WILCOX,  
Defendant.

TO: DEREK WILCOX :

The Plaintiff, DePuy House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 72F, Interval No. 5, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,730.54 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2832 Civil 2016**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION,  
Plaintiff,

vs.  
AUGUSTA C. BELL,  
Defendant.

TO: **AUGUSTA C. BELL** :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 156, Interval No. 49, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2851 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
Plaintiff

vs.  
THOMAS CHARLES and MONIQUE ST. CLAIR,  
Defendants.

TO: **THOMAS CHARLES and  
MONIQUE ST. CLAIR** :

The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 94, Interval No. 13, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,973.42 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint

upon you by publication.

**NOTICE**

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

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 2854 Civil 2016**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION,  
Plaintiff,

vs.  
JEANETTE CAMPBELL and DU MAURIEA PINKSON  
Defendants.

TO: **JEANETTE CAMPBELL and  
DU MAURIEA PINKSON** :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 70, Interval No. 14, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3299 Civil 2016**

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

CORNELIUS S. FALVEY, JR. and  
JEANNETTE M. COWLES,  
Defendants.

TO: CORNELIUS S. FALVEY, JR. and  
JEANNETTE M. COWLES :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 123, Interval No. 24, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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

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COURT OF COMMON PLEAS  
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FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3362 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
Plaintiff,  
vs.

JAMES E. FARMER,  
Defendant.

TO: JAMES E. FARMER :

The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you

owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 63D, Interval No. 7, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,876.90 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3362 Civil 2016**

RIVER VILLAGE OWNERS ASSOCIATION,  
Plaintiff,  
vs.

PETER D. FIELDS,  
Defendant.

TO: PETER D. FIELDS :

The Plaintiff, River Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 13, Interval No. 11, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,105.72 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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tion by virtue of your ownership of Unit 149, Interval No. 3, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,844.10 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3366 Civil 2016**

**FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION**  
Plaintiff,

vs.  
**EDWARD L. FREIBOTT,**  
Defendant.  
TO: **EDWARD L. FREIBOTT :**

The Plaintiff, Fairway House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 7B, Interval No. 2, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,055.46 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3369 Civil 2016**

**RIVER VILLAGE PHASE III-B OWNER ASSOCIATION**  
Plaintiff,

vs.  
**KENNETH J. DINNHAUPT and  
GERALDINE M. DINNHAUPT,**  
Defendants.  
TO: **KENNETH J. DINNHAUPT and  
GERALDINE M. DINNHAUPT :**

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 48, Interval No. 43, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,844.10 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3389 Civil 2016**

**RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION,**  
Plaintiff,

vs.  
**WILLA R. DAVIS and HENRY J. DAVIS,**  
Defendants.  
TO: **WILLA R. DAVIS and HENRY J. DAVIS :**

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 48, Interval No. 43, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,844.10 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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P.O. Box 536  
Tannersville, PA 18372

lage Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,087.31 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3411 Civil 2016**

RIVER VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,  
vs.  
CHARLES J. FRIEND,  
Defendant.

TO: CHARLES J. FRIEND :

The Plaintiff, River Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 20, Interval No. 24, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,092.45 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3754 Civil 2016**

RIVER VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,  
vs.  
CAROLEE E. CULLEN,  
Defendant.

TO: CAROLEE E. CULLEN :

The Plaintiff, River Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 24, Interval No. 10, of Shawnee Vil-

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3833 Civil 2016**

RIVER VILLAGE PHASE III-B OWNER ASSOCIATION,  
Plaintiff,  
vs.

CHRISTIANE HASZTO and RONALD JOHN HASZTO,  
Defendants.

TO: CHRISTIANE HASZTO and  
RONALD JOHN HASZTO :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 126, Interval No. 14, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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 P.O. Box 536  
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No. 22, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,644.87 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 3837 Civil 2016**

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

PAUL J. LASPINA and GRACE E. LASPINA,  
 Defendants.

TO: **PAUL J. LASPINA and GRACE E. LASPINA** :  
 The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 47, Interval No. 42, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 3896 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
 Plaintiff,  
 vs.

GEORGE H. JONES and CAROL JONES,  
 Defendants.

TO: **GEORGE H. JONES and CAROL JONES** :  
 The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 104, Interval

**NOTICE**

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

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PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 3900 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
 Plaintiff,  
 vs.

PETER J. KENNELLY and JO ANN KENNELLY,  
 Defendants.

TO: **PETER J. KENNELLY and  
 JO ANN KENNELLY** :

The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 101, Interval No. 33, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,899.88 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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Fax (570) 424-8234

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

PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4041 Civil 2016**

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

LINDA J. DUNN,  
Defendant.

TO: LINDA J. DUNN :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 102, Interval No. 28, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,888.59 in delinquent dues, fees and assessments.

The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4045 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
Plaintiff,  
vs.

CHARLES J. DIGNEY and SALLY S. DIGNEY,  
Defendants.

TO: CHARLES J. DIGNEY and SALLY S. DIGNEY :

The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 119, Interval

Nos. 1 and 28, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$4,671.58 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4365 Civil 2016**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION,  
Plaintiff,

vs.

WILLIAM H. HIGHLANDS and  
MARY D. HIGHLANDS,  
Defendants.

TO: WILLIAM H. HIGHLANDS and  
MARY D. HIGHLANDS :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 99, Interval No. 39, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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 Royle & Durney  
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 P.O. Box 536  
 Tannersville, PA 18372

owe to the River Village Phase IIIB Owners Association by virtue of your ownership of Unit 98, Interval No. 11, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,623.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 4432 Civil 2016**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION,  
 Plaintiff,  
 vs.

ANTHONY A. MASON,  
 Defendant.  
 TO: **ANTHONY A. MASON** :

The Plaintiff, DePuy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 81F, Interval No. 18, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,876.90 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 4445 Civil 2016**

RIVER VILLAGE PHASE III-B  
 OWNERS ASSOCIATION,  
 Plaintiff,

vs.  
 EDMUND R. MANCUSO, JR. and  
 MARIA MANCUSO,  
 Defendants.

TO: **EDMUND R. MANCUSO, JR. and  
 MARIA MANCUSO** :

The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you

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PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 No. 7628-CV-2016**

IN RE: Change of Name of LEANNA ROSE SANCHEZ, a minor, by GABRIELLA ANN TOSCANO, her natural parent and guardian

**NOTICE OF NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Oct. 24, 2016 the Petition of LEANNA ROSE SANCHEZ, a minor, by GABRIELLA ANN TOSCANO, her natural parent and guardian, was filed in the above-named Court, requesting a decree to change the name of

**LEANNA ROSE SANCHEZ to  
 LEANNA ROSE TOSCANO**

The Court has scheduled Dec. 5, 2016 at 9:15 a.m. in Courtroom 6, Monroe County Courthouse, Stroudsburg, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the Petition should not be granted.

**ERIK J. CONRAD, ESQUIRE  
 THOMAS, CONRAD & CONRAD  
 2550 Brodhead Road  
 Bethlehem, PA 18020  
 610-867-2900**

PR - Nov. 18

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 9160 Civil 2015**

RIDGE TOP VILLAGE OWNERS  
 ASSOCIATION,  
 Plaintiff,  
 vs.

ADVANTAGE TRAVEL CLUB HOLDINGS, INC.,  
Defendant.

TO: ADVANTAGE TRAVEL CLUB HOLDINGS,  
INC.:

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Unit 126, Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,830.20 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

#### NOTICE

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

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PR - Nov. 18

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 3155 CV 2016  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A., Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Kevin M. Sweeney, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Sharon Sweeney, Deceased, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Kevin M. Sweeney, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Sharon Sweeney, Deceased, Defendant(s), whose last known address is 318 Deer Run Road, Pocono Summit, PA 18346.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank, 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 3155 CV 2016, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 318 Deer Run Road, Pocono Summit, PA 18346, whereupon your property would 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 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 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. LAWYERS REFERRAL SERVICE, Monroe County Bar Assn., 913 Main St., Stroudsburg, PA 18360, 570.424.7288. Jill Manuel-Coughlin, Amanda L. Rauzer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff, Powers Kim & Assoc., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoise, PA 19053; 215.942.2090.  
PR - Nov. 18

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

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

In Re: ESTATE OF AUDREY SCRIVENS-TAYLOR ,  
Deceased  
First and Final Account of Howard J. Taylor, Executor

#### NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 5th day of December 2016, at 9:30 A.M.

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

GEORGE J. WARDEN  
Clerk of Orphans' Court

PR - Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of ALICE ROBBINS, a/k/a ALICE T. ROBBINS a/k/a ALICE E. ROBBINS

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

Gloria Ladlee, Executrix  
c/o

Thomas F. Dirvonas, Esquire  
11 North 8th Street  
Stroudsburg, PA 18360

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Bethany D. Schiebel a/k/a Bethany Schiebel**, late of Pocono Pines, Tobyhanna 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 (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.

William E. Schiebel Jr., Executor  
2267 White Oak Trail  
Pocono Pines, PA 18350

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: Todd R. Williams, Esq.  
P.O. Box 511  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **BEVERLY O. TURNER**, late of 116 Duck Hollow Circle, Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

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

Allan E. Turner, Executor  
116 Duck Hollow Circle  
Stroudsburg, PA 18360

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

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Douglas Davies Lloyd, a/k/a, Dr. Douglas D. Lloyd**, late of Coolbaugh Township, 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 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.

Jonathan R. Lloyd, Administrator  
442 Edgar Road  
Westfield, NJ 07090

Joseph P. McDonald Jr., Esq., P.C.  
1651 West Main Street  
Stroudsburg, PA 18360

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **EDWARD RYSZ**  
Late of Coolbaugh Township, Monroe County, deceased

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

ANNA Z. RYSZ, Administratrix  
c/o

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

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ELLEN PAYNE WOOD**, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Catherine Evans Wood, Executrix  
535 Thomas Street  
Stroudsburg, PA 18360

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

By: Diane L. Dagger, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **FOSTER GOULD**, late of the Township of Smithfield, Monroe County, Pennsylvania, deceased.

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

Ellen M. Parry, Co-Executor  
670 Fawn Road  
East Stroudsburg, PA 18301

Ronald F. Gould, Co-Executor  
70 Clearview Drive  
Palmerton, PA 18071

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

PR - Nov. 11, Nov. 18, Nov. 25



**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Herbert L. Kreckman**, deceased  
Late of Barrett Township, Monroe County

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

Glenn F. Kreckman, Executor  
c/o

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

PR - Nov. 18, Nov. 25, Dec. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Joan Marie Sangimino**, late of Eldred Township, 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 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.

Glen Sangimino  
110 Kendall Road  
Kendall Park, NJ 08824

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Maureen R. Kelly**, late of the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Matthew J. Kelly, Co-Executor  
Kevin J. Kelly, Co-Executor  
185 Sunlight Drive  
Henryville, PA 18332  
OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
Attorneys at Law  
By: Barbara J. Fitzgerald, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Robert D. Marvin**, late of 12 Woods Road, East Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (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.

Beverly Anne Marvin, Executrix  
c/o Todd R. Williams, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360

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

By: Todd R. Williams, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **RONALD A. ZALESKI**, a/k/a **RONALD ZALESKI**, late of Tunkhannock 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, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Robert Zaleski  
17 Buckeye Rd.  
Swedesboro, NJ 08085

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

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **RUBY L. BURNS** a/k/a **RUBY L. BURNS-KATRANIS**, late of 433 Hickory Valley Road, Stroudsburg, Monroe County, Pennsylvania, deceased. Letters of Administration in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present same, without delay, to the undersigned, or to his attorney, within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by affidavit, setting forth the address within the County where notice may be given to claimant.

Rizos N. Katranis  
433 Hickory Valley Road  
Stroudsburg, PA 18360

Attorney: PETER J. QUIGLEY, ESQ.  
17 N. Sixth St.  
Stroudsburg, PA 18360  
570-421-2350

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **THOMAS J. GAFFNEY III**, late of 148 Elmer Drive, Saylorsburg, Monroe County, Pennsylvania 18353, deceased.

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

Mary Ann Gaffney, Administratrix  
P.O. Box 165  
Saylorsburg, PA 18353

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

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Vilma V. Miller-Seguignol a/k/a Vilma Miller a/k/a Vilma Miller Rice**, deceased  
Late of Pocono Township, Monroe County

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

Tanisha Miller-Peterkin  
c/o

**Timothy B. Fisher II, Esquire**  
Fisher & Fisher Law Offices, LLC  
P.O. Box 396  
Gouldsboro, PA 18424

PR - Nov. 11, Nov. 18, Nov. 25

**PUBLIC NOTICE  
ESTATE NOTICE**

**GRANT OF LETTERS TESTAMENTARY** in the Estate of **Rose Hicks**, deceased, have been granted on the 2nd day of November 2016, to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims, to present the same without delay to the undersigned.

Vivian Morrissey, Executrix  
c/o

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

PR - Nov. 18, Nov. 25, Dec. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Anna M. Dapp**, Deceased, late of Monroe County, who died on Oct. 14, 2016, to Marguerite Blair-Thomas, 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 - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the ES-TATE OF **CORNELIUS J. SNOEREN**, DECEASED, late of Swiftwater, PA, who died on July 28, 2016, to Mary C. Rieman, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel.

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

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

PR - Nov. 4, Nov. 11, Nov. 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 10319 Civil 2012**

**FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff  
vs.

**SERAFIN COLON and EDNA COLON**,  
Defendants

**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 real estate at Unit 35D, Int. No. 39, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **January 26, 2017** 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.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 39 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. 35D, on a certain "Declaration Plan Phase I of Stage I," of Fairway 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 September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Helen M. Shedy, widow, by deed dated June 15, 1995 and recorded on June 20, 1995 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2010 at Page 1277, granted and conveyed unto Serafin Colon and Edna Colon.

BEING PART OF PARCEL NO. 16/4/1/48-35D and PIN NO. 16732102887027B35D

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 - Nov. 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4267 Civil 2013**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION INC.

Plaintiff  
vs.

**MARK G. BISSELL** ,  
Defendant

**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 real estate at Unit 15, Int. No. 43, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **January 26, 2017** 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 THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 43 of Unit No. R 15, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255, the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et. seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated September 13, 2006 and recorded November 1, 2006 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2286 at Page 2386, granted and conveyed unto Mark G. Bissell.

BEING PART OF PARCEL NO. 16/2/1/1-7-4C and PIN NO. 16732102773427.

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 - Nov. 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 786 Civil 2013**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION INC.

Plaintiff  
vs.

**SAMUEL A. KIRBY JR. and CARRIE L. KIRBY** ,

Defendants

**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 real estate at Unit 148, Int. No. 10, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **January 26, 2017** 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 10 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 148, on a certain "Declaration Plan Phase IIB of Stage I," 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 Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 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 United Penn Bank, by deed dated June 14, 1999 and recorded on December 6, 1999 in Record Book Volume 2072 at Page 6326 granted and conveyed unto Samuel A. Kirby Jr. and Carrie L. Kirby.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

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 - Nov. 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 791 Civil 2013**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION INC.

Plaintiff

vs.

**ELMER E. YEARWOOD and  
JOAN D. YEARWOOD** ,

Defendants

**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 real estate at Unit 152, Int. No. 37, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **January 26, 2017** 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 37 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 152, on a certain "Declaration Plan Phase IIB of Stage I," 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 Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank by Merger to Security Bank and Trust Company, Trustee, by deed dated March 31, 1992 and recorded on August 3, 1992 in Record Book Volume 1842 at Page 0065 granted and conveyed unto Elmer E. Yearwood and Joan D. Yearwood.

BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877.

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 - Nov. 18

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 855 D.R. 2016  
No. 5988 CIVIL 2016**

IN CUSTODY  
NARISHA ALI,  
Plaintiff  
vs.

BASMATTIE SHIVMANGAL and  
SHAHABODIN KAMALUDIN,  
Defendants

**NOTICE  
To: BASMATTIE SHIVMANGAL and  
SHAHABODIN KAMALUDIN**

Take notice that Narisha Ali, Plaintiff, in the above captioned matter, has filed a Custody Complaint in the above Title with respect to the child, Narisha Kamaludin, age 16 years, seeking legal and physical custody of that child. A copy of the Custody Complaint, along with all other documents filed in this matter will be provided to you upon request made to the Plaintiff's attorney, Robert M. Maskrey Jr., Esquire, who can be contacted as appears below.

**NOTICE TO DEFEND  
AND CLAIM RIGHTS**

If you wish to assert your claim to custodial rights with respect to the child or wish to present evidence to the Court on those matters, you should petition the Court to do so.

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**

**913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288**

**AMERICANS WITH  
DISABILITIES ACT OF 1990**

The Court of Common Pleas of Monroe County is required by law to comply with the Americans with Disabilities Act of 1990.

For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office.

All arrangements must be made at least 72 hours prior to any hearing or business before the Court.

**Robert M. Maskrey Jr., Esq.  
Attorney ID No. 28010  
27 North Sixth Street  
Stroudsburg, PA 18360  
Telephone: 570-0588  
Fax: 570-424-0538  
E-mail: robertmaskrey@gmail.com**

PR - Nov. 18

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HERBY GIVEN that on Oct. 28, 2016, a Petition was filed by Brianna R. Harnden in the Court of Common Pleas of Monroe County, Pennsylvania, requesting an Order to change the name of **Skyler Xavier Lester** to **Skyler Xavier Harnden-Lester**. The Court has fixed the 5th day of **December 2016** at **9:15 a.m.** in Courtroom No. 6, Monroe County Courthouse, 610 Monroe St., Stroudsburg, PA 18360, as the date, time and place for the Hearing of said Petition, where any and all interested parties may appear and show cause, if any, why the Petition should not be granted.

**By: John L. Dewitsky Jr., Esq.  
41 N. Seventh St.  
Stroudsburg, PA 18360  
570-424-0300  
Attorney for Petitioner**

PR - Nov. 18

**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 7145 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 , DECEMBER 1, 2016  
AT 10:00 A.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:**

A 210,000/137,743,500 undivided fee simple interest in Units 260-272; 278-280 ("Property") in Ridge Top-Crestview, A Condominium, hereinafter referred to as ("Condominium") located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Plot Book Volume 78 at Page 98, as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe Coun-

ty, Pennsylvania to reflect the "as-built" status of the said Units, and subject to all provisions contained in the Declaration of Protective Covenants and Easements dated September 5, 1974 and recorded on September 5, 1974 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 577 at Page 160 et seq., as amended and supplemented, and as further supplemented by the Further Supplementary Declaration of Protective Covenants and Easements dated August 4, 2005 and recorded on August 5, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2235 at page 2261 et seq., (collectively the "Shawnee Commons Corporation Declaration") and also subject to the Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and recorded on January 18, 1984, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 1330 at Page 20 et seq., as amended and supplemented, and as further supplemented by the Supplementary Declaration of Protective Covenants, Conditions, Restrictions and Easements ("Ridge Top Supplement No. 7") dated Jun 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at page 8343 et seq., and by the Supplementary Declaration of Protective Covenants, Mutual Ownership and Easements Establishing Ridge Top-Crestview, A Condominium in Ridge Top Village ("Crestview Declaration") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at page 8349 et seq., and by the First Amendment to Supplementary Declaration of Protective Covenants, Mutual Ownership, and Easements for Ridge Top Village Establishing Ridge Top-Crestview, A Condominium in Ridge Top Village ("First Amendment") dated January 15, 2008 and recorded on January 22, 2008 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2325 at page 6460 et seq., (collectively the "Declaration"). The Shawnee Commons Corporation Declaration and the Declaration are referred to collectively as (the "Declarations"). The interest in the Property is referred to as the "Vacation Ownership Interest".

**BEING PART OF PARCEL NOS.**

**PIN NOS.**

16/99354, 16732101496672;  
 16/99355, 16732101496675;  
 16/99356, 16732101497620;  
 16/99357, 16732101497622;  
 16/99358, 16732101497625;  
 16/99359, 16732101497543;  
 16/99360, 16732101497565;  
 16/99361, 16732101497596;  
 16/99362, 16732101498409;  
 16/99363, 16732101498520;  
 16/99364, 16732101498542;  
 16/99365, 16732101498414;  
 16/99366, 16732101498433;  
 16/99372, 16732101496430;  
 16/99373, 16732101496337;  
 16/99374, 16732101496325

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

**NICHOLE M. RENTERIA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3323 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 , DECEMBER 1, 2016**

**AT 10:00 A.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. R17, 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 Jay J. England and Joyce C. England, by deed dated April 19, 2011 and recorded on April 26, 2011 in Record Book Volume 2385 at Page 8921 granted and conveyed unto Quixote Strategies, LLC.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

- and -

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. R4, 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 Molly Johnson, surviving spouse of Jerry D. Johnson, deceased on 12/1/07, by deed dated April 19 2011 and recorded on April 26, 2011 in Record Book Volume 2385 at Page 8984 granted and conveyed unto Quixote Strategies, LLC.

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

16732102774648

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

**QUIXOTE STRATEGIES, 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 - Nov. 4, 11, 18

**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 3668 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. R32, 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 Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 6, 1999 and recorded on August 18, 1999 in Record Book Volume 2067 at Page 9993 granted and conveyed unto Alexander Pietraszkiwicz and Leslie E. Pietraszkiwicz.

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

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

**ALEXANDER  
 PIETRASZKIEWICZ AND  
 LESLIE E. PIETRASZKIEWICZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 784 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH** AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 38 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 150, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company, by deed dated November 2, 1990 and recorded on September 12, 1991 in Record Book Volume 1793 at page 1616 granted and conveyed unto John Ward, Cindy Ward, Larry Groves and Patti Groves.

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

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

**JOHN WARD  
 CINDY WARD  
 LARRY GROVES  
 PATTI GROVES**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3341 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 , DECEMBER 1, 2016  
AT 10:00 A.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. 27 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 Patricia Sharpless Giampocaro, formerly known as Patricia L. Sharpless, by deed dated November 25, 2002 and recorded on December 2, 2002 in Record Book Volume 2138 at Page 2084 granted and conveyed unto John Miller Sharpless and Barbara Sharpless.

Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

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

**JOHN MILLER SHARPLESS  
BARBARA SHARPLESS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 792 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 , DECEMBER 1, 2016  
AT 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) 10 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. 165, n a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A. P.O.A. for Continental Bank Successor Trustee to United Penn Bank, Successor Merger to Security Bank and Trust Company, Trustee, by deed dated June 15, 1992 and recorded on August 3, 1992 in Record Book Volume 1842 at Page 61 granted and conveyed unto Tennyson H. Wilson and Elizabeth S. Wilson.

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

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

**TENNYSON H. WILSON AND  
ELIZABETH S. WILSON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3765 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 , DECEMBER 1, 2016  
 AT 10:00 A.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. 29 of Unit No. R17, 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 Stephen S. Rochester and Ilene T. Rochester, Trustees or their successors in trust, under the Rochester Living Trust dated 9/18/1996 and any amendments thereto, by deed dated February 3, 2012 and recorded on May 29, 2012 in Record Book Volume 2403 at Page 1102 granted and conveyed unto Alice Walden.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3765 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 , DECEMBER 1, 2016  
 AT 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) 3 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. RV-165, on a certain "Declaration Plan Phase IIB of Stage 1", of River village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 2, 2001 and recorded on February 14, 2001 in Record Book Volume 2091 at Page 2344, granted and conveyed unto Leon E. Yates and Lolita B. Manzano-Yates.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 LEON E. YATES**

**LOLITA B. MANZANO-YATES**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18



**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 6180 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 , DECEMBER 1, 2016  
AT 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. 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, 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 8, 1977 and recorded on January 13, 1983 in Record Book Volume 1232 at Page 234 granted and conveyed unto Robert C. Wyzkowski and Pearl V. Wyzkowski

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROBERT C. WYZKOWSKI AND  
PEARL V. WYZKOWSKI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5007 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 , DECEMBER 1, 2016  
AT 10:00 A.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. 24, 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 John Petricko, by deed dated November 26, 2007 and recorded on December 3, 2007 in Record Book Volume 2322 at Page 2026 granted ad conveyed unto Timeshare Solutions, LLC.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

**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 - Nov. 4, 11, 18

**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 863 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 53, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee, to United Penn Bank, successor merger to Security Bank and Trust company, Trustee., by deed dated February 21, 1992 and recorded on March 25, 1992 in Record Book Volume 1820 at Page 869 granted and conveyed unto Stuart Rubin and Susan Rubin. Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3685 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 , DECEMBER 1, 2016  
AT 10:00 A.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. R25, 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 Atlee M. Francis and Ragnhild A. Francis, by deed dated June 7, 2011 and recorded on June 15, 2011 in Record Book Volume 2387 at Page 8651 granted and conveyed unto Jason Robinson. Being part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 846 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 , DECEMBER 1, 2016  
AT 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) 15 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. 150, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank, successor merger to Security Bank and Trust Company, Trustee, by deed dated December 28, 1988 and recorded on March 9, 1989 in Record Book Volume 1670 at Page 645 granted and conveyed unto Romalda Branka Reed and Howard Reed.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROMALDA BRANKA REED AND  
HOWARD REED (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  
JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 4249 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 40 of Unit No. 20, 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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated July 19, 2007 and recorded on August 21, 2007 in Record Book Volume 2314 at Page 2190 granted and conveyed unto Quang Lam.**

**Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471**

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

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 9293 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 , DECEMBER 1, 2016  
AT 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) 23 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. 125, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which United Penn Bank, successor merger to Security Bank and Trust Company, Trustee, by deed dated February 16, 1990 and recorded on March 30, 1990 in Record Book Volume 1729 at Page 463 granted and conveyed unto Allen W. Jones and Virginia M. Jones.

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

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

**ALLEN W. JONES  
VIRGINIA M. 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 - Nov. 4, 11, 18

**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 779 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 , DECEMBER 1, 2016  
AT 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) 32 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. 142, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company, by deed dated March 2, 1990 and recorded on April 12, 1990 in Record Book Volume 1731 at Page 221 granted and conveyed unto Anderson Holder and Eudran Holder.

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

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

**ANDERSON HOLDER AND  
EUDRAN HOLDER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5704 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, DECEMBER 1, 2016  
AT 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.(s) 33 and 34 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. 86 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 October 16, 1984 in Record Book Volume 1407 at Page 167 granted and conveyed unto Bengt Harry Hellman and Lisbeth G. Hellman.

Being part of Parcel No. 16/3/3/3-1-86 and Pin No. 16732102996567B86

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
BENGT HARRY HELLMAN  
LISBETH G. HELLMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3681 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, DECEMBER 1, 2016  
AT 10:00 A.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. 9 of Unit No. R28, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which Kenneth R. Neubauer and Sherry A. Neubauer, by deed dated April 26, 2011 and recorded on April 27, 2011 in Record Book Volume 2385 at Page 9401 granted and conveyed unto Brannon Hall.

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

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

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 168 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 , DECEMBER 1, 2016  
AT 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) 42 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. 167, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly file din the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust company, by deed dated April 20, 1993 and recorded on May 11, 1993 in Record Book Volume 1885 at Page 1765 granted and conveyed unto William C. Edwards and Janie L. Edwards.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLIAM C. EDWARDS  
JANIE L. EDWARDS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 3684 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 , DECEMBER 1, 2016  
AT 10:00 A.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. 7 of Unit No. R28, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Robert F. Bower and Joan S. Bower, by deed dated April 24, 2012 and recorded on June 15, 2012 in Record Book Volume 2404 at Page 238 granted and conveyed unto Howard Cosier.

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 4287 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. 7, 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 Antonin Bernadel, by deed dated August 10, 2004 and recorded on August 30, 2004 in Record Book Volume 2200 at Page 6234 granted and conveyed unto Claire-Monique Bernadel.

Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

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

**CLAIRE-MONIQUE BERNADEL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 5698 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 , DECEMBER 1, 2016  
AT 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. 84D 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 Shawnee Village, Inc., by deed dated March 19, 1980 and recorded on march 28, 1980 in Record Book Volume 1022 at Page 131 granted and conveyed unto William J. Sawyer and Anne Sawyer.

Being part of Parcel No. 16/3/3/3-1-84D and Pin No. 16732102995469B84D

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

**WILLIAM J. SAWYER  
ANNE SAWYER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 5206 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 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, 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 August 13, 1976 and recorded on October 21, 1981 in Record Book Volume 1142 at Page 260 granted and conveyed unto Peter Messina and Marilyn A. Messina.

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

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

**PETER MESSINA  
MARILYN A. MESSINA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 269 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 , DECEMBER 1, 2016  
AT 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. 31 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 o. 86 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 Puttichanda Poo-vaiah Madappa and Paula Verona-Madappa, by deed dated February 18, 1993 and recorded on march 4, 1993 in Record Book Volume 1876 at Page 0441 granted and conveyed unto Juan Medina and Maria Medina.

Being part of Parcel No. 16/3/3/3-1-86 and Pin No. 16732102996567B86

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

**JUAN MEDINA AND  
MARIA MEDINA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18



**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 160 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 , DECEMBER 1, 2016  
AT 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) 11 in that certain piece or 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. 52, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan 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 Continental Bank, Successor Trustee, by deed dated April 5, 1993 and recorded on August 30, 1993 in REcord Book Volume 1906 at Page 494 granted and conveyed unto Stephen B. Cobb and Mary E. Yancey. Being part of Parcel No. 16/2/1-8 and Pin No. 16732102562122

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
STEPHEN B. COBB  
MARY E. YANCEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 6182 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 , DECEMBER 1, 2016  
AT 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. 99 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 11, 1977 and recorded on September 21, 1982 in Record Book Volume 1209 at Page 142 granted and conveyed unto Joseph A. Zick, Sr. and MaryLou Zick. Being part of Parcel No. 16/3/3-1-99 and Pin No. 16732102999543B99

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSEPH A. ZICK, SR. AND  
MARYLOU ZICK (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**

**JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 7793 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 , DECEMBER 1, 2016  
AT 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. 51 and 52 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. 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, 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 Lynn L. Craker, George H. Craker, III, and Richard J. Leggett, by deed dated April 30, 2012 and recorded on August 17, 2012 in Record Book Volume 2406 at Page 8412 granted and conveyed unto Gerard Vidale.**

**Being part of Parcel No. 16/3/3/3-1-6F and Pin No. 16732102994184B64F**

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

**GERARD VIDALE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 1405 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 , DECEMBER 1, 2016  
AT 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. 6 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. 105 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 1, 1979 and recorded on August 15, 1983 in Record Book Volume 1284 at Page 113 granted and conveyed unto E. Wayne Pocius and Ruth J. Pocius.**

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

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

**E. WAYNE POCIUS**

**AND RUTH J. POCIUS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 5706 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 , DECEMBER 1, 2016  
AT 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. 114 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 July 6, 1979 and recorded on August 10, 1979 in Record Book Volume 967 at Page 202 granted and conveyed unto Bert J. Nilsen and Alice M. Nilsen.**

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

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

**BERT J. NILSEN AND  
ALICE M. NILSEN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 6202 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 , DECEMBER 1, 2016  
AT 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. 48 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. 124 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 Charles E. Norman and Sheran J. Norman, by deed dated August 11, 2011 and recorded on October 3, 2011 in Record Book Volume 2392 at Page 1514 granted and conveyed unto Frank Margretta and Linda Margretta.**

**Being part of parcel No. 16/3/3/3-1-124 and Pin No. 16733101095920B124**

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

**FRANK MARGRETТА AND  
LINDA MARGRETТА**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 5700 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 , DECEMBER 1, 2016  
AT 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. 10 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. 80D o a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated June 1, 1979 and recorded on July 6, 1979 in Record Book Volume 960 at Page 278 granted and conveyed unto James E. Kearney and Nancy K. Kearney.**

**Being part of Parcel No. 16/3/3/3-1-80D and Pin No. 16732102996490B80D**

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

**JAMES E. KEARNEY AND  
NANCY K. KEARNEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 5393 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 , DECEMBER 1, 2016  
AT 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 36 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. 110 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 September 6, 1978 and recorded on June 23, 1983 in Record Book Volume 1269 at Page 261 granted and conveyed unto David A. Host and Karen M. Host.**

**Being part of Parcel No. 16/3/3/3-1-110 and Pin No. 16733101092723B110**

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

**DAVID A. HOST  
KAREN M. HOST**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 164 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 , DECEMBER 1, 2016  
AT 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) 4 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. 137, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Thomas P. Flood and Darlene L. Flood, by deed dated May 22, 2009 and recorded on July 30, 2009 in Record Book Volume 2357 at Page 6346 granted and conveyed unto DMW Ventures, Inc.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DMW VENTURES 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 - Nov. 4, 11, 18

**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 5216 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 , DECEMBER 1, 2016  
AT 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. 41 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. 96 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 September 14, 1977 and recorded on February 5, 1982 in Record Book Volume 1163 at Page 225 granted and conveyed unto Arthur A. Bressi and Anna M. Bressi. Being part of Parcel No. 16/3/3/3-1-96 and Pin No. 16732102999318B96**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ARTHUR A. BRESSI AND  
ANNA M. BRESSI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 6213 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 , DECEMBER 1, 2016**

**AT 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. 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 DePuy House Property Owners Association, by deed dated February 21, 2006 and recorded on March 1, 2006 in Record Book Volume 2259 at page 4734 granted and conveyed unto Lathon C. Wider.**

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

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

**LATHON C. WIDER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 5403 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 , DECEMBER 1, 2016**

**AT 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. 88 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 Robert H. Horn and Linda F. Horn, by deed dated May 1, 2012 and recorded on October 2, 2012 in Record Book Volume 2408 at Page 8907 granted and conveyed unto Austin O'Neal Taylor.**

**Being part of Parcel No. 16/3/3/3-1-88 and Pin No. 16732102997621B88**

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**AUSTIN O'NEAL TAYLOR**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

**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 5554 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 , DECEMBER 1, 2016**

**AT 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. 10 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. 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 Robert L. Parsons and Marilyn A. Parsons by deed dated December 28, 2012 and recorded on January 22, 2013 in Record Book Volume 2414 at Page 4187 granted and conveyed unto Support Affiliation, LLC.**

**Being part of Parcel No. 16/3/3/3-1-128 and**

Pin No. 16733101097903B128

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

**SUPPORT AFFILIATION 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 - Nov. 4, 11, 18

**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 6008 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, DECEMBER 1, 2016  
AT 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. 33 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. 127 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 January 6, 1979 and recorded on September 13, 1983 in Record Book Volume 1292 at Page 13 granted and conveyed unto Charles a. Stone and Erma R. Stone.

Being part of Parcel No. 16/3/3/3-1-127 and Pin No. 16733101096973B127

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

**CHARLES A. STONE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 7428 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, DECEMBER 1, 2016  
AT 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 Timer period No. 34 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. 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 Dells Vacation Holdings, LLC, by deed dated June 7, 2012 and recorded on June 11, 2012 in Record Book Volume 2403 at Page 6971 granted and conveyed unto Daniel Stern.

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

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

**DANIEL STERN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5493 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 , DECEMBER 1, 2016  
 AT 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 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. 129 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 D. Scott Weaver and Charlynn A. Weaver, by deed dated February 8, 2007 and recorded on February 28, 2007 in Record Book Volume 2297 at Page 8266 granted and conveyed unto Francine Orsini.**

**Being part of Parcel No. 16/3/3/3-1-129 and Pin No. 16733101097946B129**

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

**FRANCINE ORSINI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5536 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 129 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated February 23, 2000 and recorded on March 13, 2000 in Record Book Volume 2076 at Page 1710 granted and conveyed unto Lillie W. McCain.**

**Being part of Parcel No. 16/3/3/3-1-129 and Pin No. 16733101097946B129**

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

**LILLIE W. MCCAIN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5688 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 , DECEMBER 1, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 99 o a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which David B. Keep and Elizabeth T. Fisher, f/k/a Elizabeth T. Keep, by deed dated December 7, 2001 and recorded on February 12, 2002 in Record Book Volume 2115 at Page 2321 granted and conveyed unto David B. Keep.

Being part of Parcel No. 16/3/3/3-1-99 and Pin No. 16732102999543B99

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

**DAVID B. KEEP**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5699 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 , DECEMBER 1, 2016

AT 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. 43 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. 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 Francis W. Hine-line, Jr., by deed dated December 9, 1999 and recorded on January 7, 2000 in Record Book Volume 2073 at Page 9930 granted and conveyed unto William Jones.

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

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**WILLIAM 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 - Nov. 4, 11, 18

**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 7376 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 , DECEMBER 1, 2016

AT 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. 2 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 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 Edward W. Cobb and Lisa Cobb, by deed dated March 27, 2013 and recorded on April 1, 2013 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2417, at Page 8778, granted and conveyed unto Jeremy Jones.

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

Pin No. 16732102889009B25D  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JEREMY 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 - Nov. 4, 11, 18

**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 7417 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 , DECEMBER 1, 2016  
 AT 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 message (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 43A on a certain "Declaration Plan-Phase I 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 Lee Mapletoft, by deed dated November 29, 2012 and recorded on December 24, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2412, at Page 9814, granted and conveyed unto Pamela Hoffman.

Being part of Parcel No. 16/4/1/48-43A and Pin No. 16732102885184B43A

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

**PAMELA HOFFMAN**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 7148 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED** one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 1 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 106 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 Marian L. Pinkerton and Lynne M. Crook and Luanne M. Crook, by deed dated March 6, 2013 and recorded on March 22, 2013 in Record Book Volume 2417 at Page 4143 granted and conveyed unto Howard Hamilton.

Being part of Parcel No. 16/3/3-1-106 and Pin No. 16733101091634B106

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

**HOWARD HAMILTON**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

**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 5174 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 , DECEMBER 1, 2016  
AT 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. 34 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe nd Commonwealth of Pennsylvania, shown and designated as Unit No. 76F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Virgil L. Hein and Charlotte P. Hein, by deed dated September 1, 2010 and recorded on September 23, 2010 in Record Book Volume 2376 at Page 2746 granted and conveyed unto Elliot's World, LLC.**

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

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

**ELLIOT'S WORLD, 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 - Nov. 4, 11, 18

**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 7209 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 , DECEMBER 1, 2016  
AT 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. 36 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. 114 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 N. Kennedy and paula D. Kennedy, by deed dated June 6, 2012 and recorded on June 18, 2012 in Record Book Volume 2404 at Page 822 granted and conveyed unto Joseph Carroll.**

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

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

**JOSEPH CARROLL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

**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 5164 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 , DECEMBER 1, 2016  
AT 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. 18 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. 70C 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 Glenys M. Ruff, by deed dated October 21, 2010 and recorded on October 27, 2010 in Record Book Volume 2377 at page 9158 granted and conveyed unto George Barkas. Being part of Parcel No. 16/3/3/3-1-70C and Pin No. 16732102984985B70C

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JEFFREY A. DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2180 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THOSE CERTAIN tracts, pieces or parcels of land, situate in the **borough of East Stroudsburg**, county of Monroe and commonwealth of Pennsylvania, bounded and described as follows, viz:

**TRACT I:**  
(1) **BEGINNING** at a post on the east side of Braeside avenue and in line with point of beginning of first tract

above, described; thence, by other lands of estate of Robert Brown, north eighty five and one-half degrees east one hundred fifty seven and one-half feet to a post on west side of an alley; thence, along said alley, north four and one-half degrees west eighty feet to a post; thence, by land of George G. Tillotson, south eight five and one-half degrees west one hundred fifty seven and one-half feet to east side of Braeside avenue; thence, along the east side of Braeside avenue, south four and one-half degrees east eighty feet to beginning.

**EXCEPTING** from parcel no. 1 above described, all that certain piece of land, which Frank B. Michaels, by his quitclaim deed dated October 20, 1906, and recorded in the office for the recording of deeds, etc., at Stroudsburg, Pennsylvania, in and for the county of Monroe, in deed book volume 105, page 204, quit-claimed unto H. Layton Teeter; and piece of land is bounded and described as follows, viz:

**BEGINNING** at a post on the east side of Braeside avenue, eight feet north from the northeast corner of said Braeside avenue and Center street; thence along said Braeside avenue, north four and one half degrees west ten feet to a post; thence, by other land of said H. Layton Teeter, north eight five and one-half degrees east one hundred fifty seven and one-half feet to post on an alley; thence, along the west side of said alley, south four and one-half degrees east ten feet to a post; thence, by other land of Frank B. Michaels, south eighty five and one-half degrees west one hundred fifty seven and one-half feet to the place of beginning.

(2) **BEGINNING** at a post on the northeast corner of Braeside avenue and Center street; thence, along the east side of Braeside avenue, north four and one-half degrees west ten feet to a post; hence, by other lands of Frank B. Michaels, north eighty five and one-half degrees east one hundred fifty seven and one-half feet to post on west side of an alley; thence, along the west side of said alley, south four and one-half degrees east ten feet to post on north side of Center street; thence, along the north side of same, south eighty five and one-half degrees west one hundred fifty seven and one-half feet to the place of beginning.

(3) **BEGINNING** at a post on west side of Braeside avenue, a corner of other lands of Frank B. Michaels; thence, along west side of Braeside Avenue, south four and one-half degrees east thirty feet to a post, a corner of land about to be conveyed to Amzi Y. Hoffman; thence, along said last named land, south eighty five and one-half degrees west one hundred fifty five and one-tenth feet to a post in line of land of D.L. & W.R.R.; thence, by land of said Railroad Company, north seven and three-fourths degrees west thirty and one-tenth feet to post; thence, by other land of Frank B. Michaels, north eighty five and one half degrees east one hundred fifty six and eighty-tenths feet to the place of beginning.

**PARCEL number: 5-1/1/9/1**  
**BEGINNING AT THE SAME PREMISES** which Mellon Bank, N.A., successor by merger to Monroe Security Bank and Trust Company, executor and trustee of the estate of Walter S. Peeney, deceased, by indenture dated 03-31-00 and recorded 04-07-00 in the office of the recorder of deeds in and for the county of Monroe in record book 2077 page 2382, granted and conveyed unto Sable Angelica Machado.

**TRACT II:**  
**BEGINNING** at a post with the west side of Braeside avenue; thence, by other lands of Robert Brown estate, south eight five and one-half degrees west one hundred fifty nine feet to a post in the east line of the D.L. & W.R.R.; thence, along line of Railroad, north nine and one-half degrees east seventy three feet, more or less, to a post; thence, by land now or late of George G. Tillotson, north eight five and one half degrees east one hundred forty seven feet, more or less, to post on west side Braeside avenue; thence, along the west side of said avenue, south four and one half degrees east seventy feet to the place of beginning.

PARCEL number: 5-1/1/6/6

BEING THE SAME PREMISES which Sable Angelica Machado, by indenture dated 08-15-06 and recorded 08-18-06 in the office of the recorder of deeds in and for the county of Monroe in record book 2278 page 1, granted and conveyed unto Sable Angelica Machado and Jon Travis Gilliland, as joint tenants with right of survivorship.

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

TITLE TO SAID PREMISES IS VESTED IN Sable Angelica Machado, single, by Deed from Sable Angelica Machado and Jon Travis Gilliland, as joint tenants with right of survivorship, dated 12/21/2007, recorded 12/28/2007 in Book 2324, Page 1725.

TAX CODE: 05-1/1/6/6, 05-1/1/9/1

TAX PIN: 05730120911608,

05730120912794

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

**SABLE ANGELICA MACHADO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5055 CIVIL 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, DECEMBER 1, 2016**

**AT 10:00 A.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 Eldred, County of Monroe, and Commonwealth of Pennsylvania, being described

as follows, to wit:

Beginning at a point in the middle of Smale Lane, T-365, said point being the southwest corner of the herein described parcel; thence along lands of Paul Shook N 10 degrees 20'33" E 382.10 feet to an iron; thence along lands of Gary and Marie Snyder N 10 degrees 21'28" E 418.66 feet to an iron; thence along lands of Juana Martinez N 10 degrees 18'41" E 72.12 feet to an iron; thence along lands of Peter Jarvis N 11 degrees 33'49" E 1041.47 feet to an iron; thence along lands of Ernest Kleintop the following two courses.

1. N 10 degrees 00'00" E 659.56 feet to an iron;
  2. S 36 degrees 58'58" E 11.40 feet to an iron;
- Thence along lands of Thomas and Sandra Ross S 36 degrees 59'25" E 786.41 feet to an iron; thence along lands of Jeffrey L. Borger S 36 degrees 59'25" E 985.28 feet to a point in the middle of Smale Lane, T.R. 365; thence in the middle of Smale Lane, T.R. 365 the following nine courses:
1. S 58 degrees 09'23" W 204.99 feet to a point;
  2. S 60 degrees 24.53" W 863.15 feet to a point;
  3. On a curve to the left having a radius of 730.99 feet from an arc length of 288.21 feet to a point;
  4. On a curve to the left having a radius of 488.65 feet for an arc length of 64.50 feet to a point;
  5. On a curve to the right having a radius of 432.75 feet for an arc length of 106.22 feet to a point;
  6. On a curve to the right having a radius of 434.07 feet for an arc length of 92.15 feet to a point;
  7. S 56 degrees 28'13" W 63.28 feet to a point;
  8. On a curve to the right having a radius of 290.75 feet for an arc length of 145.66 feet to a point;
  9. S 85 degrees 10'09" W 109.70 feet to the place of beginning. Containing 41.05 acres, more or less.

Being the same property described in that deed book volume 1395, page 181.

Excepting and reserving a 2.039 acre lot intended to be conveyed to Kyla Buluc, said lot being described as herein set forth.

All that certain piece, parcel or lot of land situate in the township of Eldred, County of Monroe, and Commonwealth of Pennsylvania, being lot 1 on plan titled "Minor Subdivision plan for Thomas and Wanda Dowling" recorded at the Monroe County Courthouse in plot book volume 82, page 82, and being more fully described as follow, to wit:

Beginning at an iron pin set on the north side of Smale Lane, T-365, said iron pin being the southwest corner of the herein described lot from which the most easterly corner of the parent tract bears N 61 degrees 07'46" E 675.01 feet; thence through lands of the grantors the following three courses:

1. N 29 degrees 35'06" W 444.10 feet to an iron pin;
2. N 60 degrees 24'54" E 200.00 feet to an iron pin;
3. S 29 degrees 35'06" E 444.10 feet to an iron pin on the north side of Smale Lane, T-365; thence along the north side of Smale Lane T-365, S 60 degrees 24'54" W 200.00 feet to the place of beginning. Containing 2.039 acres, more or less.

Being also the same property described as lot 2 in that survey by Michael P. Lalli, P.L.S., dated January 21, 2010, containing 39.01 acres, more or less. Being Known As: RR 2 Box 100 aka 223 Smale Lane, Kunkletown, PA 18058

Tax Code: 6/10/1/4

Pin No.: 06622600850143

TITLE TO SAID PREMISES IS VESTED IN Thomas Dowling and Wanda Dowling, his wife, as tenants by the entireties by deed from Hans Stabenau and Louise Stabenau, his wife dated 09/13/1984 recorded 09/13/1984 in Deed Book 1395 Page 181.

Having been erected thereon a single family dwelling.

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

**THOMAS DOWLING**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9528 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 , DECEMBER 1, 2016  
 AT 10:00 A.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 or piece or parcel of land situate in the Township of Pocono , County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

Being shown as Lot 1 on a certain map entitled, "Minor Subdivision; Doris E. Storm; Pocono Township, Monroe County, PA, Scale 1" = 50 feet; June 1985," prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA, being recorded in Monroe County Plot Book Volume 57 at Page 225 on October 22, 1985 and being more particularly described as follows:

Beginning at a point on the northerly sideline of Township Road 481 as shown on the above captioned map; thence,

1. Leaving said road and along lands of Alfred S. Kane, et ux, North 05 degrees 56 minutes 43 seconds West 138.98 feet to a point; thence,
2. Along lands of George R. Strzelczyk, et ux, South 71 degrees 48 minutes 18 seconds East 442.16 feet to a point; thence
3. Along the same South 09 degrees 59 minutes 00 seconds West 50.08 feet to a point on the northerly sideline of the aforementioned Township Road 481; thence,
4. Along the northerly sideline of said road North 77 degrees 18 minutes 03 seconds West 91.72 feet to a point; thence,
5. Crossing said road and along lands of Lawrence E. Storm, et ux, South 06 degrees 38 minutes 43 seconds East 151.98 feet to a point; thence,
6. Along Lot 2, lands now or formerly of Doris E. Storm, of which this lot was a part, South 53 degrees 59 minutes 21 seconds West 109.69 feet to a point; thence,
7. Along the same South 04 degrees 06 minutes 07 seconds West 156.62 feet to a point on line of lands now or formerly of Stanley F. Storm, Jr., et ux; thence,
8. Along the lands of said Storm, et ux, North 66 de-

grees 03 minutes 19 seconds West 148.28 feet to an iron pipe on line of lands now or formerly of John Kneisner, et ux.; thence,

9. Along lands of said Kneisner, et ux, North 63 degrees 23 minutes 38 seconds East 52.60 feet to a point; thence,

10. Along the same and recrossing Township Road 481 North 10 degrees 07 minutes 31 seconds West (passing over an angle iron at 298.29 feet) 329.70 feet to a point on the northerly sideline of said road; thence,

11. Along the northerly sideline of said road in a westerly direction on a curve to the left having a radius of 516.50 feet, an arc distance of 78.98 feet (chord bearing and distance South 84 degrees 41 minutes 29 seconds West 78.90 feet) to the point of Beginning. Containing 2.198 acres, more or less.

BEING known and numbered as 270 Wellington Road, Stroudsburg, PA 18360.

BEING the same property conveyed to Donald M. Brown and Maria C. Brown, his wife, who acquired title by virtue of a deed from Paul B. Schaeffer and Annette L. Schaeffer, his wife, dated November 10, 1997, recorded November 10, 1997, at Deed Book 2041, Page 9398, Monroe County, Pennsylvania records.

TAX CODE: 12/9/13  
 PIN NO.: 1263720020428

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

**DONALD M. BROWN  
 MARIA C. 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  
 KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 80 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN LOT, parcel 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 Easterly line of private drive said point being the Northwesterly corner of Lot 517 as shown on map entitled "Section D-II, Sherwood Forest, Edith C. Gould and Christine F. Sautter, 28 June 1971; thence along the Easterly line of Private Drive North 18°30'30" West 180.00 feet to a point; said point being the Southwesterly corner of Lot Number 515; thence along Lot Number 515 North 71°29'30" East 396.50 feet to a point on line of lands of Millard Switzgabel; thence along lands of Millard Switzgabel, South 21°53'00" East 180.28 feet to a point, said point being the Northeasterly corner of Lot Number 517; thence along Lot Number 517 South 71°29'30" West 407.10 feet to the place of **BEGINNING**.

**BEING** Lot Number 516 as shown on said map.

Parcel 2

**ALL THAT CERTAIN LOT**, parcel 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 Easterly line of private drive said point being line lands of Millard Switzgabel as shown on map entitled "Section D-II, Sherwood Forest, Edith C. Gould and Christian F. Sautter, 28 June 1971; thence along the Easterly line of Private Drive North 18°30'20" West 163.76 feet to a point, said point being the Southwesterly corner of Lot Number 516; thence along Lot Number 516 North 71°29'30" East 407.10 feet to a point on line of lands of Millard Switzgabel; thence along lands of Millard Switzgabel South 21°53'00" East 183.00 feet to a point; thence along lands of the same South 71°29'30" West 418.28 feet to the place of **BEGINNING**.

**BEING** Lot Number 517 as shown on said map.

**NOTICE** - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 10 f the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

**BEING THE SAME PREMISES WHICH** Delores E. Heckman, by her Power of Attorney of Dale A. Kresge, dated October 17, 2014, and recorded October 20 2014, in the Office of the Recorder of Deeds in and for the County of Monroe in Instrument Number 201424809, granted and conveyed unto Aaron M. Pratt, Individually.

Property Being Known As: 2800 Pine Street, Saylorsburg, Pennsylvania 18353

PIN: 02625901481908

Parcel: 02/5A/1/114

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

**AARON M. PRATT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD BRENT SOMACH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4377 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, **DECEMBER 1, 2016**

AT 10:00 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 pieces of land situate in the Borough of East Stroudsburg, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

No. 1

Beginning at a pipe on the southerly side of Hoffman Street, from which the intersection of the extended southerly side of Hoffman Street with the extended easterly side of South Green Street bears south sixty-two degrees forty-two minutes west distant two hundred ten feet; thence along the southerly side of Hoffman Street north sixty-two degrees forty-two minutes east seventy feet to a point; thence curving to the right with a radius of twenty feet, an arc distance of thirty-one and forty-two one-hundredths feet to a point on the westerly side of Stemple Street south twenty-seven degrees eighteen minutes east one hundred twenty feet to a pipe; thence south sixty-two degrees forty-two minutes west ninety feet to a pipe; thence by lands of Laura B. Sampson of which this lot was formerly a part, north twenty-seven degrees eighteen minutes west one hundred forty feet to the place of beginning.

Containing 0.284 acres, more or less.

Being the easterly half of Lot No. 18 and all of Lots Nos. 19, 20, 21 and 22 of Section B as shown on Plan of W.K. LaBar's Addition to the Borough of East Stroudsburg, PA. Surveyed July, 1911, by Westbrook and Voes, Civil Engineers, Stroudsburg, PA.

Under and subject to restrictions as set forth in Deed Book Vol. 350, Page 169.

No. 2

Beginning at a point, being the northeasterly corner of Lot No. 30, Section B, on Plan of Lots marked "W.K. LaBar's Addition to East Stroudsburg, PA.", recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 1-A, Page 139; thence along the westerly side of Stemple Street south twenty-seven degrees eighteen minutes east ten feet to a point; thence by lands of Jack V. and Betty A. Swineford, of which this parcel formerly was a part, south sixty-two degrees forty-two minutes west eight feet to a point in line of lands presently of John L. and Jennie May Swineford, his wife; thence by lands of said John L. and Jennie May Swineford, his wife, north twenty-seven degrees eighteen minutes west ten feet to a point, being the northwesterly corner of Lot No. 27 on said Plan of Lots; thence by land of Edi-

son H. VanSickle north sixty-two degrees forty-two minutes east eight feet to the place of beginning. Being the rear or northwesterly ten feet of Lots 27, 28, 29 and 30 as shown on said Plan of Lots.

Title to said Premises vested in Margo Kovacs by Deed from Ewing C. Julstedt and Kathryn A. Julstedt his wife dated June 6, 1978 and recorded on June 6, 1978 in the Monroe County Recorder of Deeds in Book 870, Page 179.

Being known as 248 Hoffman Street, East Stroudsburg, PA 18301

Tax Parcel Number: 05-2/1/5/1

Tax Pin Number: 05731113034931

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**MARGO KOVACS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4421 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, DECEMBER 1, 2016  
 AT 10:00 A.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 Tunkhannock**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northeast side of Lloyd Drive as shown on map entitled: 'Section B' Subdivision of 'Baran Estates', Tunkhannock Township, Monroe County, Pennsylvania, prepared by: R. Storm, Inc., R.D. #3, Moscow, Pennsylvania, 18444, dated: November 4, 1986 and recorded in Plot Book 60, page 468, said point of beginning being the northwest corner of Lot 33, Section 33, Section A of Baran Estates as shown on Plot Book 58, page 18 and the southeast corner of the herein described lot thence along the northeast side of Lloyd Drive on a course North 66 degrees - 30 minutes - 25 seconds West for a distance of 384.96 feet to a point, thence on a curve to the right with a radius of 25 feet for an arc distance of 39.27 feet to a point on the southeast side of An-

nette Marie Drive, thence along said Annette Marie Drive, North 23 degrees - 29 minutes - 35 seconds East 197.53 feet to a point common to lands now or formerly of Alfred Smith, thence along said lands of Smith, South 67 degrees - 16 minutes - 18 seconds East 410.00 feet to a point common to hereinabove mentioned Lot 33, thence along Lot 33, South 23 degrees degrees - 29 minutes - 35 seconds West for a distance of 228.00 feet.

**BEING** Lots 31 and 32, Section B, Baran Estates.

**UNDER AND SUBJECT** to the conditions and restrictions in the chain of title, including those set forth:

- (A) IN Deed Book Volume 828, page 140 of the Monroe County Records;
- (B) In Subdivision plan recorded in Book 60, page 468, of the Monroe County records; and
- (C) In Plot Book 58, page 18, of the Monroe County Records.

**ALSO UNDER AND SUBJECT** TO the condition and restriction that any residential structure built upon the premises shall be a single family dwelling and shall have no less than 1000 square feet of living area not including all applicable garage space.

Electric service shall be supplied only from the underground distribution system in accordance with then current P.P. & L. Co. Tariff provisions.

Tax Code: 20-116318

**BEING THE SAME PREMISES** which The Tax Claim Bureau of Monroe County Pennsylvania, did by its Deed dated July 18, 2011 and recorded in the Office for the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Deed Book 2389, page 5883, granted and conveyed unto Classic Quality Homes, Grantor hereof, in fee.

**TITLE TO SAID PREMISES VESTED** IN Zulma I. Betancourt and Jermaine Betancourt h/w, by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes, dated 10/24/2011, recorded 10/26/2011 in Book 2393, Page 1770.

Pin #: 20633301166101

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**ZULMA I. BETANCOURT**

**JERMAINE BETANCOURT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4262 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** message and lot or parcel of land situate in **Township of Middle Smithfield**, County of Monroe and County of Pennsylvania, designated as Lot 76, Section 2 on a map of White Birch Ridge as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 37, page 45, bounded and described as follows, to wit:

Beginning at a point on the edge of a fifty foot road known as White Birch Lane, said point being also a corner of Lot 75; THENCE along Lot 75, North eighty-two degrees fifty-three minutes thirty seconds West three hundred four and ninety-two one-hundredths feet to a point; said point being also a corner of Lot 46, thence along Lot 46, North twenty-five degrees thirty-six minutes forty-five seconds West fifty-three and ninety one-hundredths feet to a point on the edge of a fifty foot road known as Russell Ridge Road, thence along the edge of the said Russell Ridge Road, North sixty-four degrees twenty-three minutes fifteen seconds East three hundred fourteen and eighty-four one-hundredths feet to a point on the edge of the above mentioned White Birch Lane, thence along the edge of the said White Birch Lane on a curve to the right with a radius of twenty-five feet for thirty-nine and twenty-seven one-hundredths feet to a point, thence along the same, South twenty-five degrees thirty-six minutes forty-five seconds East twenty-seven and forty one-hundredths feet to a point, thence still along the edge of the same White Birch Lane on a curve to the right with a radius of one hundred twenty-five feet for seventy-one and thirty-seven one-hundredths feet to a point, thence along the same, South seven degrees six minutes thirty seconds West one hundred seventeen and thirty-nine one-hundredths feet to the point of BEGINNING.

Subject to the same terms and conditions as are contained in prior deeds forming the chain of title.

The property is located at 76 Russell Ridge, Marshalls Creek, PA now known as 9 Corral Court, Middle Smithfield Township, PA.

The property is improved with a single family dwelling.

The names of the owner or reputed owner of the property is the Estate of Joan Edith Daly, a/k/a Joan E. Daly, by her Executrix Bridget Keesser.

The Assessment Map Number of the property is 09/9C/1/79. The Pin Control Number is 09732302669789

Seized and taken in execution at the suit of Valor Federal Credit Union against The Estate of John Edith Daly, a/k/a Joan E. Daly by her Executrix Bridget Keesser in proceedings filed in the Court of Common Pleas of Monroe County to No. 4262 Civil 2015.

Sheriff to collect \$26,451.92 plus interest at a per diem rate of \$2.91 from May 11, 2015 to the date of sale, plus costs of suit.

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

**THE ESTATE OF JOAN EDITH DALY, A/K/A JOAN E. DALY, BY HER EXECUTRIX BRIDGET**

**KEESSER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3495 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 , DECEMBER 1, 2016**

**AT 10:00 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, parcels or pieces 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 line of lands of others, said iron being the northeasterly corner of Lot No. 94, from which a stone corner, the northeasterly corner of the whole tract of which this lot was formerly a part bears, N 15°27'20" E distant 636 .26 feet; thence along Lot No. 94, N 65°39'00" W 222.47 feet to an iron on the easterly line of a proposed road forty (40.00) feet in width; thence along the easterly line of said proposed road forty (40.00) feet in width, N 24°21'00" E 130.38 feet to an iron, said iron being the southwesterly corner of Lot No. 96; thence along Lot No. 96, S 65°39'00" E 202.07 feet to an iron in line of lands of the above mentioned others; thence along said lands of others, S 15°27'20" W 131.97 feet to the place of BEGINNING.

**BEGINNING** at an iron on line of land of others, said iron being the southeasterly corner of Lot No. 95, from which a stone corner, the northeasterly corner of the whole tract of which this lot was formerly a part, bears North fifteen degrees twenty seven minutes twenty seconds East six hundred thirty five and twenty six one-hundredths feet; thence along said lands of others, South fifteen degrees twenty seven minutes twenty seconds West one hundred twenty six and fifty two one-hundredths feet to an iron, said iron being the northeasterly corner of Lot No. 93; thence along Lot No. 93, North sixty five degrees thirty nine minutes no seconds West two hundred forty two and three one-hundredths feet to an iron on the easterly line of a proposed road forty (40.00) feet in width; thence along the easterly line of said proposed road,

North twenty four degrees twenty one minutes no seconds East one hundred twenty five feet to an iron, said iron being the southwesterly corner of Lot No. 95; thence along Lot No. 95, South sixty five degrees thirty nine minutes no seconds east two hundred twenty two and forty seven one-hundredths feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH BRENDA L. MARHON, single, by Deed dated 06/30/95 and recorded 07/03/95 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2012, Page 933, granted and conveyed unto Elizabeth M. Hussong and Rolf D. Hussong. And said Rolf D. Hussong departed this life 09/20/08, vesting the title solely in INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ROLF D. HUSSONG DECEASED by rights or survivorship.

Improvements: Residential property  
Tax Code No. 12/11A/1/28 and 12/11A/1/30  
Pin #12636402950300 and 12636402950433

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

**ELIZABETH M. HUSSONG, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ROLF D. HUSSONG, 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  
JILL MANUEL-COUGHLIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2633 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southerly line of a proposed road, said iron pipe being the most northerly corner of Lot No. 43 as shown on map entitled "Plotting II, Subdivision of Portion of Lands of Claude W. Heeter & Elsie H. Heeter, Amended and Revised 2

April 1965"; thence along the southerly line of said proposed road, in an easterly direction, on a curve to the right having a radius of two hundred forty feet an arc length of twenty-seven and ninety one-hundredths feet to a point of reverse curve; thence by the same, on a curve to the left having a radius of three hundred forty feet an arc length of two hundred nine and fifty one one-hundredths feet to a point; thence by other lands of Claude Heeter et ux, the Grantors hereof, of which this lot was formerly a part, (a radial line to the aforesaid curve) South forty three degrees fifty minutes no seconds East one hundred seventy eight and ninety eight one-hundredths feet to a point from which an iron pipe, the most northerly corner of Lot No. 44 on the most westerly corner of Lot No. 45, bears North sixty four degrees to minutes no seconds East distant eight and fifteen one-hundredths feet; thence along Lot No. 44 as shown on said map. South sixty-four degrees no minutes no seconds West one hundred ninety one and eighty five one-hundredths feet to an iron pipe; thence along Lot No. 43 as shown on said map, South sixty nine degrees thirty two minutes thirty seconds West one hundred twenty eight and fifteen one-hundredths feet to an iron pipe; thence by the same, (a radial line to the first aforesaid curve) North fifteen degrees eleven minutes twenty seconds West one hundred sixty seven and fifteen one-hundredths feet to the place of BEGINNING.

CONTAINING: 1.03 acres, more or less.

BEING THE SAME PREMISES which John R. Kennedy and Patricia S. Kennedy, h/w by their Attorney-in-fact, John S. Kerdock, Esquire, by Deed dated September 22, 1998 and recorded September 30, 1998 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 20545, Page 1345, granted and conveyed unto Richard H. Triche and Martha C. Triche, husband and wife, grantor(s) herein.

TITLE TO SAID PREMISES VESTED IN Deborah McGeary and Joseph J. McGeary, w/h, by Deed from Richard H. Triche and Martha C. Triche, h/w, dated 10/21/2005, recorded 10/26/2005 in Book 2245, Page 4651.

TAX CODE: 16/11A/1/34  
TAX PIN: 16730304635757

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

**JOSEPH J. MCGEARY  
DEBORAH MCGEARY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4591 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, DECEMBER 1, 2016**

**AT 10:00 A.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 of land situate in Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania bounded and described as follows:**

**BEGINNING** at a point in the intersection of the centerline of Coolbaugh Drive (T-630) and the centerline of an unnamed private road, said point being northwest corner of lands of The Estate of Margaret Buongervino, and also being the southwest corner of Tract 2 of lands of Edna Harper & Lillie Mae Harper, of which this tract was a part, **THENCE;**

**NORTH** 20 degrees 59 minutes 57 seconds East, along the centerline of said Coolbaugh Drive, a distance of 189.50 feet to a point, **THENCE;**

**NORTH** 19 degrees 30 minutes 21 seconds East, till along the centerline of said Coolbaugh Drive, a distance of 135.46 feet to a point, **THENCE;**

**SOUTH** 69 degrees 02 minutes 28 seconds East, along Lot 2 of a subdivision entitled "Subdivision of Lands of Edna Harper and Lillie Mae Harper", of which this tract was a part, passing over an iron pin at 29.77 feet, a distance of 430.64 feet to a point in the line of other lands (Tract 1) of Edna Harper & Lillie Mae Harper, **THENCE;**

**SOUTH** 37 degrees 23 minutes 54 seconds East, along said other lands of Edna Harper & Lillie Mae Harper, a distance of 108.41 feet to a point in the centerline of said unnamed private road, **THENCE;**

**SOUTH** 79 degrees 23 minutes 00 seconds West, along said land of the Estate of Margaret Buongervino, a distance of 233.30 feet to an iron pin in said unnamed private road, **THENCE;**

**NORTH** 80 degrees 22 minutes 00 seconds West, along said land of The Estate of Margaret Buongervino, a distance of 154.78 feet to an iron pin in said unnamed private road, **THENCE;**

**SOUTH** 76 degrees 38 minutes 00 seconds West, passing over an iron pin at 172.73 feet, along said land of The Estate of Margaret Buongervino, a distance of 204.78 feet to the place of Beginning.

**CONTAINING 2.20 +/- Acres Gross.**  
**BEING** Lot 1 of a plan entitled "Minor Subdivision Plan of Lands of Edna Harper & Lillie Mae Harper", recorded in the Monroe County Courthouse in Plat Book 79, Pages 27 & 28.

**BEING THE SAME PREMISES** which Edna Harper, widow and Lillie Mae Harper, single, by deed dated 2/6/2007 and recorded 2/6/2007 in Book 2295 Page 8305 conveyed to Harry L. Price, Sr. and Brenda L. Price, husband and wife.

Pin #: 09732400494191

Tax Code #: 09/94370

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

**BRENDA L. PRICE**

**HARRY L. PRICE, SR.**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1704 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, DECEMBER 1, 2016**

**AT 10:00 A.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 Barrett Township, County of Monroe, Commonwealth of Pennsylvania, and being more particularly described as follows:**

**TRACT NO. 1**

**BEGINNING** at a stone corner in line of Gysbert VanGorden tract and being also a corner of lands now or formerly of Philip Bush, **THENCE** by the Gysbert VanGorden tract (bearings from the Magnetic Meridian of 1932) South 15 degrees 20 minutes West, 220.2 feet to an iron pipe; **THENCE** by lands now or formerly of Lettie M. Anderson of which this lot was formerly a part, North 49 degrees 7 minutes West, 324.2 feet to an iron pipe; **THENCE** along the easterly side of the public road leading from Canadensis to Sky Top and distant 25 feet from the middle of said road, North 32 degrees 3 minutes East, 85 feet to an iron pipe; **THENCE** by lands now or formerly of Philip Bush, South 74 degrees 30 minutes East, 268 feet to the place of **BEGINNING.**

**TRACT NO. 2**

**BEGINNING** at an iron pipe in line of the Gysbert VanGorden tract and being the Southeasterly corner of lands conveyed by Lettie M. Anderson to Cecil William Killey by deed dated December 22, 1932; **THENCE** by the Gysbert VanGorden tract (bearings from Magnetic Meridian of 1932) South 15 degrees 20 minutes West, 109.5 to a corner; **THENCE** by lands now or formerly of Lettie M. Anderson of which this lot was formerly a part, North 49 degrees 7 minutes West, 371.4 feet to a corner on the Easterly side of public road leading from Canadensis to Sky Top; **THENCE** along the Easterly side of said public road and distant 25 feet from the middle of said road, North 32 degrees 3 minutes East, 100 feet to an iron pipe; **THENCE** by lands now or formerly of Cecil William Killey, South 49 degrees 7 minutes East 324.2 feet to the place of **BEGINNING.**

**BEING** the same property conveyed to Jacqueline M. Koedatich from Charles A. Schmidt and Jacqueline M. Koedatich, husband and wife, by Deed dated July

9, 2004, and recorded on July 12, 2004, in Book 2196, Page 44.  
1/25/1/47

**TITLE TO SAID PREMISES VESTED IN** Jacqueline M. Koedatich, by deed from Charles A. Schmidt and Jacqueline M. Koedatich, husband and wife dated 07/09/2004 and recorded 07/12/2004 in deed book 2196 page 44.

**TAX COVE:** 01/25/1/47  
**TAX PIN:** 01639801082760

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

**JACQUELINE M. KOEDATICH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4989 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of tract of land, situated in the **Township of Tobyhanna** , County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

**BEING** Lot No. 801 on the map or plan of Section A-II of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Monroe County in Plot Book No. 15 at Page No. 19, bounded and described as follows, to wit:

**BEGINNING** at a point in the northeasterly line of the Pennsylvania State Highway which is Pennsylvania Legislative Route No. 45039 and which point is in the easterly line of land now or formerly of Ignatius Lutkowski; thence South 50 degrees 03 minutes 50 seconds East along the northeasterly line of said Highway for a distance of 89.24 feet to a point, the western-most corner of Lot No. 802; thence North 39 degrees 567 minutes 10 seconds East along the northwesterly line of Lot No. 802 for a distance of 182.23 feet to a point; thence North 63 degrees 27 minutes 30 seconds West along part of the southeasterly line of Lot No. 803 for a distance of 160 feet to a point; thence South 15 degrees 21 minutes 20 sec-

onds West along said line of land now or formerly of Ignatius Lutkowski for a distance of 159.64 feet to a point, the place of Beginning.

**BECAUSE** Lot #801, Section A-II is located in such area that it cannot provide means of ingress or egress to Locust Lake Village, it shall be understood that owners of Lot #801, Section A-II, have the right to request membership in Locust Lake Village of if so have the right not to be members of Locust Lake Village.

**BEING THE SAME PREMISES** which Doan Le and Huong Tran, his wife, by deed dated 9/25/2006 and recorded 10/2/2006 in Book 2282 Page 7868 conveyed to Lucy A. Bockelman and mary L. Kurtz, joint tenants with rights of survivorship. And the said Mary L. Kurtz departed this life on 6/5/2014, vesting title solely in Lucy A. Bockelman as surviving tenant by the entireties as of the date of her death. And the said Lucy A. Bockelman departed this life on 7/10/2015, vesting title solely in John Switzer, Solely in His Capacity as Heir of Lucy A. Bockelman, Deceased as of the date of her death.

**Pin #:** 19630502864247

**Tax Code #:** 19/12A/1/104

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

**THE UNKNOWN HEIRS OF LUCY A. BOCKELMAN**

**JOHN SWITZER, SOLELY IN HIS CAPACITY AS HEIR OF LUCY A. BOCKELMAN, 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  
**NORA C. VIGGIANO, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6670 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 , DECEMBER 1, 2016**

**AT 10:00 A.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 tract of land situate in the **Township of Pocono** , County of Monroe, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the Northerly edge of a

certain road 50 feet in width known as Sycamore Drive, said pin being the most southeasterly corner of Lot No. 73 and the most Southwesterly corner of Lot 74 as shown on a certain map entitled "Final Plan, Parcel 2, Phase 2, The Woodlands, Pine Ridge Equities, Inc., Owner/Developer, 400 Lincoln Avenue, Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70, page 223;

1) THENCE leaving said road and along Lot 73, North 37 degrees 59 minutes 59 seconds West crossing over a 100 foot wide right of way for Pennsylvania Power and Light Company, 379.59 feet to an iron pin on line of lands of Monroe County Vocational Technical School;

2) THENCE along lands of Monroe County Vo Tech, North 65 degrees 43 minutes 30 seconds East 188.57 feet to an iron pin, a corner common to Lot 75 and 74;

3) THENCE along Lot 75 South 33 degrees 01 minute 26 seconds East crossing back over said right of way, 345.08 feet to an iron pin on the northerly side of Sycamore Drive;

4) THENCE along said road, South 56 degrees 58 minutes 34 seconds West 64.59 feet to an iron pin, a point of curvature;

5) THENCE by the same on a curve to the left having a radius of 1025.00 feet with an arc length of 89.02 feet to the place of beginning.

BEING Lot No. 74 as shown on the aforementioned map.

Title to said premises is vested in Lydia Vasquez and Samuel Vasquez a/k/a Samuel Vazquez, Sr., husband and wife, by deed from Pine Ridge Equities, Inc., a Delaware corporation dated February 18, 1999 and recorded February 23, 1999 in Deed Book 2060, Page 1706.

Parcel No. 12/90877

Pin No. 12638100291173

Being Known As: 252 Sycamore Drive f/k/a 75 Sycamore Drive, East Stroudsburg, Pocono Township, Monroe County, PA 18301

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

**LYDIA VASQUEZ**

**SAMUEL VASQUEZ A/K/A**

**SAMUEL VASQUEZ, SR.**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 95 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, DECEMBER 1, 2016**

**AT 10:00 A.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 Eldred, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:**

Beginning at a spike in the middle of Township Road No. 361; thence along lands of James Frey South 19 degrees 19 minutes East 176.13 feet to an iron pin and South 11 degrees 12 minutes East 500.85 feet to an iron pin; thence along lands of Harold Burke Sr., South 26 degrees 48 minutes East 216.75 feet to an iron pin and South 24 degrees 128 minutes East 33.95 feet to an iron pin; thence along lands of Marvin Hardy South 70 degrees 12 minutes West 117.00 feet to an iron pin and South 2 degrees 12 minutes West 69.0 feet to an iron pin near the Northerly side of Township Road No. 369; thence along said road South 55 degrees 22 minutes East 159.5 feet to an iron pin in the Northerly side of said road; thence in said road and along lands now or late of Sherwood Flyte, South 50 degrees 48 minutes East 202.0 feet to a spike near the middle of road at the intersection with Township Road No. 371; thence along lands of Raymond Hawk South 61 degrees 04 minutes West 321.02 feet to a stone; thence along lands of Eilas Frantz North 25 degrees 08 minutes West 463.16 feet to a spike in the middle of the aforementioned Township Road No. 369; thence in and along the middle of same and along lands of William Frey, South 78 degrees 35 minutes East 74.22 feet to a spike; thence along lands of the latter, North 8 degrees 55 minutes East 314.15 feet to an iron pin; thence partly by lands of Carmen Cimino and partly by lands of LeRoy Treible North 24 degrees 15 minutes West 645.6 feet to a spike in the middle of the aforementioned Township Road No. 361; thence in and along the middle of same, North 70 degrees 31 minutes East 183.45 feet to the place of Beginning.

Containing 5.14 acres more or less.

BEING known and numbered as 428 Meixsell Valley Road, Saylorsburg, PA 18353.

BEING the same property conveyed to Garry Flyte and Patricia Flyte, husband and wife, as tenants by the entireties, who acquired title by virtue of a deed from Joan Flyte, single, dated March 25, 1997, recorded April 1, 1997, at Deed Book 2034, Page 6992, Monroe County, Pennsylvania records.

TAX CODE: 06/4/13-20

PIN NO: 06624600572097

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

**GARRY FLYTE**

**PATRICIA FLYTE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7057 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land, situate lying and being in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, more particularly described, as follows, to wit:

Lot 6, Block A-2011, as set forth on a map entitled P[lan of Lots, Arrowhead North (Arrowhead Lake), Section Twenty, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, page 29 on January 17, 1975.

**PARCEL NO. 3/19C/1/320**

**BEING THE SAME PREMISES** which M & E Builders, Inc. T/A Liberty Homes Custom Builders, by Indenture dated 02-11-03 and recorded 04-04-03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2149 Page 4287, granted and conveyed unto Greg A. Micucci and Jayne M. Micucci, husband and wife.

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

Title to said premises is vested in Yelena Shilimova a/k/a Yelena Shilimova, MD by deed from Greg A. Micucci, and Jayne M. Micucci dated April 19, 2006 and recorded May 4, 2006 in Deed Book 2266, Page 5468.

Parcel No. 3/19C/1/320

Pin No. 03630710354967

Being Known As: 423 Maxatawny Drive f/k/a 6 Maxatawny Drive, Pocono Lake, Coolbaugh Township, Monroe County, PA 18347

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

**YELENA SHILIMOVA A/K/A  
 YELENA SHILIMOVA, MD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8221 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situated in **Middle Smithfield Township** , Monroe County, Pennsylvania, being lot or lots No., 2237, Section No. 28 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 46, Page 77.

**BEING** the same premises which Harmon Homes, Inc., a Pennsylvania corporation to Constantin Ceta-teanu, by Deed dated March 13, 2006 and recorded on March 23, 2006 in the Monroe County Recorder of Deeds in Record Book 2261, at page 7807.

**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.

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

**TO HAVE AND TO HOLD** the said lot or piece of ground described, hereditaments and premises here-by granted, or mentioned and intended so to be, with

the appurtenances, unto the said Grantee(s), his heirs and assigns to and for the only proper use and behoof of the said Grantee(s), his heirs and assigns forever.

PARCEL NUMBER: 09/5A/2/56  
PIN NUMBER: 09734501158706

IMPROVEMENTS THEREON CONSIST OF residence known as 226 Bellingham Drive (Lot No. 2237, Section No. 28, Saw Creek Estates) Bushkill, Middle Smithfield Township, Monroe County, Pennsylvania.

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

SHERIFF OF MONROE COUNTY, TODD A. MARTIN  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CONSTANTIN CETATEANU

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1542 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **DECEMBER 1, 2016**  
AT 10:00 A.M.

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

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

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

grees 56 minutes 32 seconds W (passing an iron at 356.55 feet) 389.48 feet to the place of BEGINNING.

CONTAINING 1.948 acres, more or less Gross area; 1.843 acres, more or less, Net Area.

BEING Lot 1 as shown on said map.

BEING part of the same premises which Wayne A. Little, by indenture bearing date the 29th day of August 1980, and being recorded at Stroudsburg, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 29th day of August 1980, in Deed Book Volume 1053 Page 53, granted and conveyed unto Clair R. Kephart, one of the grantors in fee.

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

Parcel Identification No: 11/5/2/28-4; Map #: 11-6375-02-86-9493

Improvements: Residential dwelling  
TITLE TO SAID PREMISES IS VESTED IN Clair R. Kephart and Dawn Kephart, his wife, by Deed from Clair R. Kephart and Dawn Kephart, his wife, dated 04/07/1988, recorded 05/24/1988 in Book 1619, Page 1151.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CLAIR R. KEPHART  
DAWN KEPHART

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8001 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, **DECEMBER 1, 2016**  
AT 10:00 A.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. 9 Harvest Hill estates, recorded in plot book volume 59 page 318, being described as follows, to wit:

BEGINNING at an iron in the northerly side of Harvest Hill drive, being a corner of lot no. 10, Harvest Hill es-

ates, thence along lot no. 10, Harvest Hill estates the following two courses and distances: (1) S 85 degrees 41 minutes 10 seconds E (magnetic meridian) for 281.07 feet to an iron; (2) N 56 degrees 41 minutes 37 seconds E for 232.81 feet to an iron in line of lands of Theodore Waligunda, thence along lands of Theodore Waligunda, S 55 degrees 03 minutes 27 seconds E for 176.73 feet to a found iron pipe in line of lands of Theodore Waligunda, and a corner of lands of Granville Frable, thence along lands of Granville Frable the following two courses and distances: (1) S 11 degrees 14 minutes 50 seconds W for 277.35 feet to a found iron; (2) S 43 degrees 17 minutes 35 seconds W for 156.93 feet to an iron, a corner of lot no. 5, Harvest Hill estates, thence along lot no. 5, Harvest Hill estates, N 62 degrees 36 minutes 35 seconds W for 355.82 feet to an iron in the northeasterly side of Harvest Hill drive, thence along the northeasterly side of Harvest Hill drive on a curve to the left having a radius of 300.00 feet and an arc lending of 130.88 feet to the place of beginning.

CONTAINING 4.072 acres more or less.

For Informational Purposes Only:

The improvements thereon being known as 9 Harvest Hill Drive, Effort, Pennsylvania 18330.

Parcel No.: 02-6249-00-09-6946.

TITLE TO SAID PREMISES VESTED IN Justin L. Martini and Valerie A. Martini, husband and wife by deed from James B. Noel and Darlene A. Noel dated 11/17/2008 recorded 12/03/2008 indeed book 2345 page 8595.

TAX CODE: 02624900096946

TAX PIN: 02/7/1/46-12

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

**JUSTIN L. MARTINI A/K/A  
JUSTIN LEE MARTINI  
VALERIE A. MARTINI A/K/A  
VALERIE ANN 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

LAUREN L. SCHULER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8399 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, DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel or land, together with the message thereon (including verandas or porches, if any) situate in the Township of Jackson, County of Monroe, State of Pennsylvania, described as follows, to wit:**

BEING Unit No. 21, Building F, as shown on attached 'Survey of Building Locations, Phase 1, Cluster 2, The Village at Camelback, Jackson Township, Monroe County, Pa.' prepared by Hillcrest Engineering Services, Inc., and dated August 9, 1976, the location of said Building F being more fully described as follows: BEGINNING at a point from which the southwesterly corner of Phase 1 of The Village at Camelback bears South eighty-seven degrees thirteen minutes nineteen seconds West two hundred seventy-nine and seventy-eight one-hundredths feet to a point; thence by other lands of Camelback Associates, Inc., North seventy-one degrees twenty-two minutes twenty-five seconds West seventy-two and eighty-two one hundredths feet to a point; thence by the same North eighteen degrees thirty-seven minutes thirty-five seconds East twenty-nine and forty-five one-hundredths feet to a point; thence by the same seventy-one degrees twenty-two minutes twenty-five seconds East seventy-two and eighty-two one-hundredths feet to a point; thence by the same South eighteen degrees thirty-seven minutes thirty five seconds West twenty-nine and forty-five one-hundredths feet to a point of BEGINNING.

The above described premises is also generally delineated as Unit 3, Building 3, Cluster 2, Phase 1 (being part of Lot 2, Phase 1) as shown on 'Final Plan, The Glade at Camelback Ski Area, Jackson Township, Monroe County, Pa.' recorded in the Office for the Recorder of Deeds, for the County of Monroe, in Plot Book 27, Page 19.

TITLE TO SAID PREMISES VESTED IN Ramil Khismatullin, by Deed from John Reid & Joan Reid, dated 03/02/2006, recorded 03/10/2006 in Deed Book 2260, Page 4034.

TAX CODE: 8/6A/1/20

TAX PIN: 08635320804423U021

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

**RAMIL KHISMATULLIN A/K/A  
RAMIL KISMAT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18



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

Sheriff of Monroe County  
Pennsylvania  
LAUREN L. SCHULER, ESQUIRE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1430 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, DECEMBER 1, 2016  
AT 10:00 A.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 Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in line of land of Henry Scheib, said iron pin is located North 5 degrees 15 minutes East 602.83 feet from an iron pipe marking the southwest corner of James Lytle property; thence along land of Henry Scheib North 5 degrees 15 minutes East 110.57 feet to an iron pin; thence along land of James Lytle North 83 degrees 58 minutes East 438.50 feet to a railroad spike in the middle of a 20.00 foot wide road; thence in the same South 3 degrees 38 minutes West 110.00 feet to a railroad spike in the middle of said road; thence by land of James Lytle South 83 degrees 58 minutes West 441.67 feet to the place of BEGINNING.

CONTAINING 1.0955 acres, more or less.

TOGETHER with a right of way 20 feet wide, 10 feet of which is located on the westerly boundary of the premises hereby conveyed and the remaining 10 feet on adjoining premises of the grantors and David Burger as shown on the attached draft.

IT is the intention of the grantors herein and by this deed the grantors do convey the property described herein to the grantee together with the use of a twenty foot wide road presently used in common with others from the premises hereby conveyed to the public road known as New York Boulevard.

**TITLE TO SAID PREMISES IS VESTED IN** Patrick Stier, by Deed from Federal Home Loan Mortgage Corporation, by Daniel A. McGovern by Power of Attorney Recorded 8/28/06 in Book 2278 Page 8335 Instrument #200636560, dated 08/27/2007, recorded 08/30/2007 in Book 2315, Page 78.

Premises being 276A Pioneer Drive a/k/a 172 Fremont Drive, Effort, PA 18330

TAX CODE: 13/8/1/2-14

TAX PIN: 13622900767136

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

**PATRICK J. STIER A/K/A**

**PATRICK STIER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1230 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, DECEMBER 1, 2016  
AT 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 A:

ALL THOSE CERTAIN lots or pieces of land located in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania as shown on survey and original plat of Monroe Lake Shores, made by Frederick A. Conrad, Certified Land Surveyor, to with Tract #8, Unit 8, Block 3, Lot No. 25

Pin Number: 0973250333130

Map Number: 09/14D/8-3-25

Parcel B:

ALL THE FOLLOWING described lot, or parcel, of land situate, lying and being in the development of Monroe Lake Shores, Township of Middle Smithfield and County of Monroe as follows, to wit:

Lots No. 27 and 29 in Block No. 3 of Unit No. 8 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania made by a Certified Land Surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 136 at Page No. 244, reference being made thereto for a more particular description of the lot or lots hereby conveyed.

Being Lots #25, #27 and #29, Block #3, Unit #8, Monroe Lake Shores.

Pin Number: 09732503332312

Title to said Premises vested in John Goucher and Aise Goucher, h/w by Deed from Chase Manhattan Bank, as trustee of IMC Home Equity Loan Trust 1998-4, under the pooling and servicing agreement dated as of 6/1/1998, by Fairbanks Capital Corp., as authorized servicing agent, dated October 16, 2002 and recorded on November 1, 2002 in the Monroe County Recorder of Deeds in Book 2135, Page 9022.

Being known as Lot 25 Elmhurst Road aka 2320 Elmhurst Road, East Stroudsburg, PA 18301

Tax Parcel Number: 09/14D/8-3/25

and 09/14D/8-3/27

Tax Pin Number: 09732503331330

and 09732503332312

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

**AISE GOUCHER**

**JOHN GOUCHER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7642 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, DECEMBER 1, 2016**

**AT 10:00 A.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 Merriwill Lane being a common corner of Lot No. 16 and Lot No. 17 as shown on a plan titled: Final Plan, Section 2, Subdivision of Lands of William Hammill, Merriwill Estates', dated July 10, 1990 and recorded March 5, 19912, in Plot Book Volume 63, page 67; thence along said northerly line of Merriwill Land South 59 degrees 17 minutes 28 seconds West 150.00 feet to an iron pin; thence by Lot No. 18 North 30 degrees 42 minutes 32 seconds West 711.06 feet to an iron pin in line of lands of Herbert Gower; thence by lands of Herbert Gower North 74 degrees 21 minutes 11 seconds East 155.34 feet to an iron pin; thence by the aforementioned Lot No. 16 South 30 degrees 42 minutes 32 seconds East 670.69 feet to the place of **BEGINNING**. **CONTAINING 2.379 acres** more or less and being Lot No. 17 as shown on the above described Plan.

Being Tax Map No. 13/88199

**BEING** the same premises which William H. Hammill, Jr., and Elizabeth J. Hammill, husband and wife, by their deed dated November 16, 1999 and recorded February 2, 2000 in Deed Book Volume 2074, page 7939 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania, granted and conveyed to Eugene Winus, married.

Parcel Identification No: 13/88199

Map #: 13-6310-04-71-3951

Improvements: Residential dwelling

**TITLE TO SAID PREMISES IS VESTED IN** Denise C. Dixon and John J. Dixon, w/h, by Deed from Eugene Winus, unmarried, dated 11/22/2005, recorded 11/23/2005 in Book 2249, Page 1775.

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

**JOHN J. DIXON**

**DENISE C. DIXON AND**

**UNITED STATES OF AMERICA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10812 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, DECEMBER 1, 2016**

**AT 10:00 A.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, or parcel of land, situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a point in the centerline of a 40 foot wide road known as Ridge Road, said point being common to parcel '6-B' and of Lot 7, Section One of a subdivision known as 'Payton Place' as recorded in the Office of the Recorder, in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 14, Page 15; thence in and along said road, North 53 degrees, 30 minutes 00 seconds, East 40.38 feet to a point; thence by the same, on a curve to the left having a radius of 1517.03 feet with an arc distance of 99.62 feet to a point, a corner common to Parcel 6-B and Parcel 6-A as shown on a plat attached hereafter, approved by the Middle Smithfield Township Supervisors on January 26, 1984; reapproved April 28, 1988; thence leaving said road and along Parcel 6-A, South 40 degrees, 48 minutes 54 seconds East (passing an iron pipe at 20.00 feet) 297.47 feet to an iron pipe; thence partially along Lot 11 and all of Lot 10 of 'Payton Place,' South 44 degrees, 27 minutes 00 seconds West 164.35 feet to an iron pipe; thence along Lot 8 and Lot 7, North 36 degrees, 30 minutes, 00 seconds West (passing an iron pipe at 299.21 feet) 319.21 feet to the place of **BEGINNING** as per a survey made and plot plan required and attached herewith by George Fetch, Jr., Registered Surveyor in November of 1983. **BEING** parcel '6-B' as shown on the aforementioned plat of land.

**TITLE TO SAID PREMISES IS VESTED IN** Thomas H. Stephens, Jr. and Cheryl A. Stephens, h/w, as tenants by the entireties, by Deed from Michael Wisbauer and Ann Marie Wisbauer, h/w, dated 07/26/2000, recorded 07/27/2000 in Book 2082, page 191.

TAX CODE: 09/16/5/7-1

TAX PIN: 09731302763861

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

CHERYL A. STEPHENS

THOMAS H. STEPHENS, 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 783 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, DECEMBER 1, 2016

AT 10:00 A.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, bounded and described as follows, to wit:

BEGINNING at an iron pin on the cul-de-sac at the Southerly end of Jason Lane, being a common corner of Lot No. 37 and Lot No. 38 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 cul-de-sac on a curve to the left having a radius of 90.00 feet for an arc length of 84.72 feet (chord bearing and distance being north 82 degrees 56 minutes 58 seconds east 81.63 feet) to an iron pin; thence by Lot No. 39, and crossing Township Road 4442 (Memorial Drive) South 34 degrees 01 minutes 03 seconds east (passing an iron pin at 319.45 feet) 364.00 feet to an iron pin on the easterly side of said Township Road 4442, in line of lands of Camp Harlem; thence by said lands of Camp Harlem south 18 degrees 55 minutes 10 seconds west 17.66 feet to an iron pin; thence by lands of Asher Heckman, re-crossing said Township Road 4442 north 72 degrees 39 minutes 54 seconds west (passing a concrete monument at 46.74 feet) 367.67 feet to an iron pin; thence by the fore-mentioned Lot No. 37 north 19 degrees 54 minutes 5 seconds east 211.50 feet to the place of beginning.

TOGETHER, with and subject to any and all easements, reservations, restrictions, rights-of-way and all other rights reserved in prior instruments of record.  
BEING THE SAME PREMISES which Green Tree Consumer Discount Company, f/k/a Conesco Finance Consumer Discount Company, by deed dated

11/23/2007 and recorded 12/27/2007 in Book 2324

Page 637 conveyed to Rafael J. Santos.

Pin #: 13621800384575

Tax Code #: 13/85884

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

**RAFAEL J. SANTOS  
MORTGAGOR(S) AND  
RECORD OWNER(S)**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8578 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, DECEMBER 1, 2016

AT 10:00 A.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 Borough of Mount Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Center Avenue, the southwesterly corner of Lot No. 18 as shown on a map titled "Section A of Lands of Montovision Realty, Inc., Borough of Mount Pocono, Monroe County, Pennsylvania, July 17, 1970, Scale 1" - 100' prepared by Edward C. Hess Associates, Inc.; and from which point at the intersection of the southwesterly line of Hickory Street with the northwesterly line of Center Avenue bears North sixty-nine degrees thirty minutes zero seconds East (N. 69 degrees 30 minutes 00 seconds E.) distant 495.00 feet; thence along the northerly line of said Center Avenue South sixty-nine degrees thirty minutes zero seconds West (S. 69 degrees 30 minutes 00 seconds W.) 80 feet to a point; thence by Lot No. 16 North twenty degrees thirty minutes zero seconds West (N. 20 degrees 30 minutes 00 seconds W.) 200 feet to point; thence by Lot 8 as shown on the aforementioned map North sixty-nine degrees thirty minutes zero seconds East (N. 69 degrees 30 minutes 00 seconds E.) 80 feet to a point; thence by Lot No. 18 South twenty degrees thirty minutes East (S. 20 degrees 30 minutes E.) 200 feet to the place of beginning.

CONTAINING 16,000 square feet, more or less. Being Lot No. 17 as shown on the aforementioned map. BEING THE SAME PREMISES which Kip L. Hart and Ruthann E. Hart, husband and wife, by deed dated 2/16/2007 and recorded 2/20/2007 in Book 2296 Page 9761 conveyed to Steven C. Gilman, single.  
Pin #: 10635511664209  
Tax Code #: 10/8/2/44-17

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

**RICHARD F. GOLDENZIEL, SOLELY IN HIS CAPACITY AS THE ADMINISTRATOR OF THE ESTATE OF STEPHEN GILMAN AKA STEPHEN MARK GITTLEMAN, 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  
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2482 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 , DECEMBER 1, 2016  
AT 10:00 A.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 an iron pin in the northerly edge of Grassy Road, said pin also marking the southwest corner of Lot Number 8 thence along the northerly edge of said Grassy Road North 89 degrees 28 minutes 19 seconds West 147.80 feet to an iron pin; thence along Lot Number 10 North 0 degrees 31 minutes 41 seconds East 499.97 feet to an iron pin; thence along land of Raymond Burger South 89 degrees 31 minutes 55 seconds East 147.80 feet to an iron pin; thence along Lot Number 8 South 0 degrees 31 minutes 41 seconds West 500.12 feet to the place of Beginning.

Containing 1.6967 acres.  
BEING Lot Number 9 of Tall Pine Acres, Polk Township, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Alice A. Fernandez, unmarried widow, by Deed from Raymond

Fernandez and Maritza Fernandez, h/w, dated 04/04/2005, recorded 04/06/2005 in Book 2221, Page 2547.

The said Alice A. Fernandez departed this life on or about 05/10/2007, and upon information and belief, her surviving heirs are Raymond M. Fernandez and Arlene A. Farrell. By executed waiver, Raymond M. Fernandez waived his right to be named.

TAX CODE: 13/2/1/40-37

TAX PIN: 13622700896035

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

**ESTATE OF ALICE A FERNANDEZ ARLENE A. FARRELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5359 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southerly line of an unnamed street forty feet in width, said iron pipe being the Northwesterly corner of Lot No 138 as shown on map entitled 'Subdivision of Lands of John Detrick, 21 September 1966': Thence along Lot No. 138 as shown on said map, South forty-two degrees twenty-five minutes thirty seconds East three hundred feet to a point; thence along lands of C. Heeter South forty-seven degrees thirty-four minutes thirty seconds West one hundred fifty feet to a point; thence along Lot No. 140 as shown on said map,

North forty-two degrees twenty-five minutes thirty seconds West three hundred feet to an iron pipe; thence along the southerly line of said unnamed street as shown on said map, North forty-seven degrees thirty-four minutes thirty seconds East one hundred fifty feet to the place of BEGINNING. BEING Lot No. 139 as shown on said map.

BEING THE SAME PREMISES which Herbert H. Graver, Jr., and Judie Graver, husband and wife, by deed dated June 28, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book Volume 2194, Page 7794, granted and conveyed unto Sharone M. Glasco, in fee.

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

BEING TAX CODE: 16/11/3/26

TITLE TO SAID PREMISES VESTED IN Sharone M. Glasco, by Deed from Herbert H. Graver, Jr. and Judie Graver, h/w, dated 06/28/2004, recorded 06/30/2004 in Book 2194, Page 7794.

TAX CODE: 16/11/3/26

TAX PIN: 16-7303-04-64-5736

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

**SHARONE M. GLASCO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2701 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

BEGINNING at a point on the southeasterly right of way line of Kiwanis Street, a common corner of Lot No. 10 and Lot No. 11 as shown on a plan titled 'Sub-division of Crestview Heights, Louis J. Manzie, owner and developer, revised October 24, 1972, prepared by

Edward C. Hess Associates, Inc., Stroudsburg, Penna., and recorded October 24, 1972, in Plot Book Vol. 18, Page 11; thence along the southeasterly right of way line of Kiwanis Street North 60 degrees 59 minutes East 105.00 feet to a pipe; thence by Lot No. 12 South 29 degrees 01 minutes East 151.91 feet to a pipe; thence by Lot No. 12 South 29 degrees 01 minutes East 151.91 feet to a pipe; thence by lands of Vincent G. Yanovitch and by lands of Lorraine R. Miller South 61 degrees 49 minutes West 105.01 feet to a pipe; thence by Lot No. 10 North 29 degrees 01 minutes West 150.38 feet to the place of BEGINNING. CONTAINING 15,870 square feet more or less. BEING LOT NO. 11 as shown on the above mentioned plan of 'Crestview Heights'.

BEING THE SAME PREMISES which Richard M. Cortellini and Kathleen Cortellini, by Deed dated August 28, 2006 and recorded September 1, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2279, Page 5895, granted and conveyed unto Kathleen Cortellini, grantor(s) herein.

TITLE TO SAID PREMISES VESTED IN Guillermo Giraldo and Gloria Giraldo, h/w, by Deed from Kathleen Cortellini, a singlewoman, dated 12/29/2006, recorded 01/02/2007 in Book 2292, Page 4091.

TAX CODE: 05-4/1/16/18

TAX PIN: 05731109270134

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

**GUILLERMO GIRALDO  
GLORIA GIRALDO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9370 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 , DECEMBER 1, 2016**

**AT 10:00 A.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 situated in the Borough of East Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, being Lot**

No. 35, Phase 1, on a map entitled "College Hill Estates, Phase 1," as recorded in the Office for the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 68, Page 43.

Being the same property which Dellots, Inc., granted and conveyed unto Barbara A. Cornelius by deed dated June 26, 1996 and recorded October 7, 1996 in the Recorder's Office of said County in Book 2029 Page 8045.

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

ALSO UNDER AND SUBJECT to the covenants, conditions and restrictions as in attached Schedule A.

This conveyance is also under and subject to any and all rights regarding the installation, maintenance, and repair of water, sewer, gas and wire utility lines which may serve and/or traverse the above described premises.

EXCEPTING AND RESERVING unto the Grantor hereof, its successors and assigns right of ingress, egress and regress along the side lot line of premises above conveyed and extending from the street to the rear of said premises to access the lake located thereon.

ALSO, EXCEPTING AND RESERVING, unto the Grantor hereof, its successors and assigns rights to improve and maintain that portion of subject premises located in and around the lake. These rights to include clearing, grading, excavating and keeping said area in and aesthetically pleasing condition.

282 Mary Street, East Stroudsburg, Pennsylvania 18301

PIN No.: 05731110353301

Tax Parcel No. 5/89941

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

**BARBARA A. CORNELIUS  
A/K/A BARBARA A. LEWIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MICHAEL C. MAZACK, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1809 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
As described in Deed Book 2112, Page 507

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 12, Block Four, Pocono Forested Lands, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 15, Page 65.

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

Parcel #9/11A/2/31

TITLE TO SAID PREMISES VESTED IN Michelle O'Donnell a/k/a Michelle O'Donnell and Edward O'Donnell, her husband and Catherine M. Mueller by Deed from Catherine M. Nuelle dated October 14 2010, recorded October 20,2010 in Book 2377 and page 6066.

By virtue of Robert Mueller's death on or about 01/05/2005, his ownership was automatically vested Catherine M. Mueller a/k/a Catherine Mueller as the surviving tenant by the entirety. Catherine M. Mueller a/k/a Catherine Mueller died on 10/30/2014, leaving a last Will and Testament dated 10/01/2012 granted to Michael A. O'Donnell. Surviving heirs and next-of-kin are Edward Patrick O'Donnell and Thomas Allen O'Donnell.

TAX CODE: 09/11A/2/31

TAX PIN: 09732501453805

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

**MICHAEL A. O'DONNELL, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CATHERINE M. MUELLER A/K/A CATHERINE MUELLER  
EDWARD PATRICK O'DONNELL, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CATHERINE M. MUELLER A/K/A CATHERINE MUELLER**

**THOMAS ALLEN O'DONNELL, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CATHERINE M. MUELLER A/K/A CATHERINE MUELLER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

Sheriff of Monroe County  
Pennsylvania  
KRISTEN D LITTLE, ESQUIRE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1112 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, DECEMBER 1, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN message and two lots or pieces of land situate in the Borough of East Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1 BEGINNING at a post on the east side of Brodhead Avenue; THENCE by other lands of the Estate of the said Robert Brown, deceased, north eighty five degrees and a half east two hundred and four feet to an alley; THENCE along said alley, south four and a half degrees east forty feet to a post; THENCE by other lands of said Robert Brown south eighty-five degrees and a half west two hundred and four feet to the east side of said Brodhead Avenue; THENCE along the east side of said Avenue north four degrees and a half west forty feet to the place of BEGINNING. The above description corrects errors of omission as in Parcel No. 1 described in Deed Book Volume 1306, Page 28.

No. 2 BEGINNING at a corner on the east side of Brodhead Avenue; THENCE by other lands of said Frank Walter north eighty five degrees and a half east two hundred and four feet to an alley; THENCE by said alley south four degrees and one half east twenty nine feet, more or less; to another alley; THENCE along the north side of said alley south eighty five and one half degrees east two hundred and four feet to said Brodhead Avenue; THENCE along said Avenue north four degrees and a half West twenty nine feet, more or less, to the place of BEGINNING.

Tax ID# 05-1-2-5-4

Pin: 05730120918313

BEING THE SAME PREMISES which Geraldine Molinelli by Deed dated 11/4/2002 and recorded 11/12/2002 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2136, Page 4979 and Instrument #2002461090, granted and conveyed unto Geraldine Molinelli.

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

**GERALDINE MOLINELLI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1950 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, DECEMBER 1, 2016

AT 10:00 A.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 Polk, County of Monroe, and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of Kings Way (33 feet in width), a common corner of Lot Nos. H-2, H-24, and H-25, the northwesterly most corner of the tract herein described; thence in and along said centerline of Kings Way by said Lot No. H-25 north 78 degrees 56 minutes 00 seconds east 100 feet to a point, a common corner of said Lot No. H-25 and Lot No. H-26 and H-4; thence leaving said centerline of Kings Way by Lot No. H-4 south 11 degrees 04 minutes 00 seconds east (passing an iron pin at 16.50 feet) 160 feet to an iron pin, being a common corner of Lot Nos. H-4, R-10 and R-8; thence by said Lot No. R-8 south 78 degrees 56 minutes 00 seconds west 100 feet to an iron pipe, a common corner of Lot Nos. R-8, R-6 and H-2; thence by said Lot No. H-2 north 11 degrees 04 minutes 00 seconds west (passing an iron pipe at 143.50 feet) 160 feet to the place of beginning. Being Lot No. H-3 as shown on a map titled Robin Hood Lake, revised Second and Third Plotting, last revised January 15, 1975, recorded in Plot Book 25, Page 121.

Excepting and reserving that portion of the above described lot which is within the limits of said Kings Way.

Title to said Premises vested in Noel Rivera, an unmarried man by Deed from Rolando Leon and Janet Leon, husband and wife dated June 7, 2013 and recorded on June 25, 2013 in the Monroe County Recorder of Deeds in Book 2422, page 3427.

Being known as: 8911 Kings Way, Kunkletown, PA 18058

Tax Parcel Number: 13/10A/1/98

Tax Pin Number: 13621906296896

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

**NOEL 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 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  
**ROBERT W. WILLIAMS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3830 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 , DECEMBER 1, 2016**

**AT 10:00 A.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 Price, County of Monroe and State of Pennsylvania, designated as Lot No. 1 on a map of O-K-Bo Acres as recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 29, Page 121 bounded and described as follows, to wit:

Beginning at a point on the edge of and twenty feet from the center of Legislative Route 45018 from Wooddale to Snow Hill, said point being also a corner of Lot No. 2; thence along Lot No. 2, north sixty-three degrees five minutes no seconds west 336.01 feet to a point in line of Lot No. 24; thence along Lot No. 24 south twenty-four degrees thirty-five minutes forty-one seconds west 83.83 feet to a point in line of lands of Evelyn H. Haldeman; thence along lands of Evelyn H. Haldeman, south forty degrees thirty-six minutes fourteen seconds east 360.00 feet to a two inch concrete filled pipe on the edge of and twenty feet from the center of the above mentioned Legislative Route 45018; thence along the edge of and twenty feet from the center of Legislative Route 45018, north twenty-six degrees fifty-five minutes no seconds east 221.41 feet to the point of beginning.

Containing 1.168 acres.

Title to said Premises vested in William G. Kalapach and Rhonda L. Kalapach, his wife by Deed from George S. Russell and George W. Russell, partners dated April 2, 1987 and recorded on April 3, 1987 in the Monroe County Recorder of Deeds in Book 1546, Page 205.

Being known as 401 Schoolhouse Road, East Stroudsburg, PA 18302

Tax Parcel Number: 14/5A/2/2

Tax Pin Number: 14730504620187

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

**WILLIAM G. KALAPACH**

**RHONDA L. KALAPACH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10710 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

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

**BEGINNING** at a fence post on the Southerly side of the public road leading from Swiftwater to Henryville, being the Northeast corner of lands of Grantors; **THENCE** by land reserved by W.K. LaBar (bearings from Magnetic Meridian of 1931) South 11 degrees 30 minutes East, 413 feet to a stone; **THENCE** by land now or late of J. Russel Henry, North 85 degrees 35 minutes West, 270 feet to a point; **THENCE** due North 358 feet to a point on the Southerly line of said road leading from Swiftwater to Henryville; **THENCE** along the Southerly side of said road, North 77 degrees East, 118 feet to a point; and **THENCE** along the Southerly line of said road, South 35 degrees East, 77 feet, more or less to the point of **BEGINNING**.

**TITLE TO SAID PREMISES VESTED** IN Richard L. Hallett, by Deed from Richard L. Hallett and Sonja J. White, now by marriage known as Sonja J. Hallett, h/w, dated 10/21/1998, recorded 10/22/1998 in Book 2055, Page 754.

TAX CODE: 11/3/1/58-1

TAX PIN: 11/6385/03/40/7692

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

**SUSAN COFIELD, IN HER CAPACITY AS HEIR OF RICHARD L. HALLETT A/K/A RICHARD HALLETT, DECEASED**

**RICHARD L. HALLETT, JR. IN HIS CAPACITY AS HEIR OF RICHARD L. HALLETT A/K/A RICHARD HALLETT, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD L. HALLETT, 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 on-



ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9381 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, DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 14A and Lot No. 15, as shown on Subdivision Plan of Gap View Hollow, recorded in the Office for the Recording of Deeds, in and for the County of Monroe, in Plot Book No. 72, Page 72.

Lot 14A shall be joined to and become an inseparable part of Lot 15, Gap View Hollow as recorded in Plot Book 71, Page 176, and cannot be subdivided, conveyed or sold separately or apart therefrom without prior township approval.

Being the same premises conveyed to The Lance Family Revocable Living Trust Agreement by Special Warranty Deed from John A. Lance, widow dated June 6, 2011 and recorded 15th day of June, 2011 in 2387/8902.

Property Address: 1012 Gap View Hollow, Stroudsburg, PA 18360

Title to said premises is vested in John Lance by deed from John A. Lance Trustee of the John Lance Family Revocable Living Trust, dated June 6, 2011 dated October 20, 2014 and recorded November 5, 2014 in Instrument Number 201426414. The said John Lance died on June 15, 2015 thereby vesting title in Scott L. Lance, Administrator of the Estate of John A. Lance by operation of law.

Parcel No. 16/91281

Pin No. 16731002577640

Being Known As: 1012 Gap View Hollow, Stroudsburg, Township of Smithfield, Monroe County, PA 189360

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

**SCOTT L. LANCE  
ADMINISTRATOR OF THE  
ESTATE OF JOHN A. LANCE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9260 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, DECEMBER 1, 2016**

**AT 10:00 A.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 **Pocono Township**, Monroe County, Pennsylvania, being shown and designated as Lot 119 on a certain map entitled "Section 4, Barton Glen; Pocono and Jackson Townships, Monroe County, Pa.; owned by Block Land Company" as prepared by Metro Engineers, Inc., Bethlehem, Pa., and recorded in Monroe County Plot Book 12 on Page 67 and more particularly described as follows:

**BEGINNING** at the iron pipe on the northwesterly side of Sky High Drive as shown on the above captioned map, said pipe being a corner common to Lots 119 and 120; thence

1) along the northwesterly side of said road South 50 degrees 37 minutes West 127.20 feet to an iron pipe; a corner common to lots 118 and 119; thence

2) leaving said road and along said lot 118 North 39 degrees 23 minutes West 178.95 feet to an iron pipe on line of Lot 91, a corner common to Lots 118 and 1198 thence; 3) along said lot 91 North 47 degrees 12 minutes East 127.43 feet to an iron pipe on line of said lot 91, a corner common to lots 1198 and 120, thence,

4) along said lot 120 South 39 degrees 23 minutes East 186.55 feet to the point of **BEGINNING**.

**BEING THE SAME PREMISES** which Thomas Veljacic, single, by deed dated 6/30/2010 and recorded 7/2/2010 in Book 2372 Page 8463 conveyed to Dianne Evans, single.

Pin #: 12637104944895

Tax Code #: 12/9D/1/33

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

**THE UNKNOWN HEIRS OF DIANNE EVANS, DECEASED**

**MICHAEL R. EVANS, SOLELY IN HIS CAPACITY AS HEIR OF DIANNE EVANS, DECEASED**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MATTHEW K. FISSEL, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8572 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** piece or parcel or tract of land, situate, lying in the **Township of Tobyhanna** , County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 915 on the map or plan bearing title or legend 'Section G-VI Locust Village Tobyhanna Twp., Monroe Co., Pa. 27 October 1967 Leo A. Achtermann, Jr. P.E. East Stroudsburg, Pa.', bounded and described as follows, to wit:

**BEGINNING** at a point in the Northwestern line of Deer Run Road, which point is a distance of 280 feet Southwardly from the Southwesterly line of Stag Run and which point is at the Southern-most corner of Lot No. 914; thence South 53°37'20" West along the Northwestern line of Deer Run Road for a distance of 100 feet to a point; thence extending of that 100 foot width or breadth (between the Southwesterly line of Lot No. 914 and a line which is parallel with and 100 feet Southwardly therefrom) in length or depth Northwestwardly and at right angles with Deer Run Road for a distance of 200 feet to a line parallel with Deer Run Road.

Subject to easements, covenants, conditions, etc., contained in Deed Book 358, Page 732.

**BEING THE SAME PREMISES WHICH** Geraldine Grimes n/k/a Geraldine DeAngelis and Steven R. DeAngelis, by Deed dated 10/3/2003 and recorded 10/8/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2170, Page 1279, granted and conveyed unto Steven R. DeAngelis and Geraldine DeAngelis.

Improvements: Residential property  
 Tax Code No. 19/11B/1/71  
 Pin #19-6306-02-65-5820

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 STEVEN R. DEANGELIS  
 GERALDINE DEANGELIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5223 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 , DECEMBER 1, 2016  
 AT 10:00 A.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. 773, Section K (Ext), A Pocono Country Place, as shown on a plan of lots recorded in the Recorder of Deeds Office in and for the County of Monroe, in Plot Book Volume 24, Pages 51, 53 and 55.

Having thereon erected a dwelling house known as: 1789 Rolling Hills Drive f/k/a Lot 773-K Rolling Hills Drive Tobyhanna, PA 18466  
 TAX CODE # 3/9F/1/95

**PIN # 03-63669-13-03-2058**

**BEING THE SAME PREMISES WHICH** Jesse Atchison and Gladys Atchison, husband and wife, by Deed dated 11/14/03 and recorded 11/18/03 in Record Book 2174, Page 4903, granted and conveyed unto Lisandra Santiago and Eduardo Santiago, husband and wife, and Erika L. Santiago.

To be sold as the property of Eduardo Santiago, Lisandra Santiago and Erika L. Santiago on Judgment No. 5223-CV-2015

**UNDER AND SUBJECT** to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

**UNDER AND SUBJECT** to standard requirements and restrictions, and to rights of way, conditions, easements and reservations as contained in the chain of title.

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

**EDUARDO SANTIAGO  
 LISANDRA SANTIAGO  
 ERIKA L. SANTIAGO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON B. HALLER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2575 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 an iron on the Northerly line of a proposed road forty feet in width said point being the Southeasterly corner of lot 426 as shown on map entitled "Map Subdivision of lands of Isaac Miller", dated July 1961; thence along lot 426 (a radial line to the hereinafter described curve) N 16°5'05" E 92.03 feet to a point, the Southwesterly corner of lot 402; thence along lot 402, S 71°45'65" E 102.11 feet to a p[oint], the Northwesterly corner of lot 424; thence along lot 424, S 6°34'00" W 175.00 feet to an iron on said Northerly line of proposed road; thence along said Northerly line of a proposed road, N 83°26'00" W 60.00 feet to a point of curvature; thence along the same on a curve to the right having a radius of 415 feet an arc length of 74.86 feet to the place of beginning.

Being lot 425 as shown on said map.

Under and subject to the conditions, restrictions and covenants of record.

TAX ID: 19/2/2/15  
PIN: 19635403023961

BEING the same premises which Richard J. McCarty and Nora E. McCarty, his wife, by Deed dated January 8, 1987 and recorded in the Office of Recorder of Deeds of Monroe County on January 12, 1987 at Book 1533, Page 999 granted and conveyed unto Theodore Keenhold and Annette Keenhold, his wife.

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

**ANNETTE KEENHOLD  
THEODORE KEENHOLD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8705 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 , DECEMBER 1, 2016  
AT 10:00 A.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 land, situated in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

Beginning at an iron pin located on the westerly right of way line of L.R. 45081 and being northeasterly corner of Lot #2; thence along Lot #2 North 67 degrees 04 minutes 51 seconds West 349.20 feet to an iron pin; thence along land of Simon Goldberg the following two courses and distances: 1) North 21 degrees 26 minutes 31 seconds East 180.00 feet to an iron pipe; 2) South 56 degrees 50 minutes 30 seconds East 318.03 feet to an iron pin on the westerly right of way of L.R. 45081; thence along the westerly right of way line of L.R. 45081 South 4 degrees 35 minutes 41 seconds West 130.00 feet to an iron pin, the place of Beginning.

Contains: 49,573.16 S.F. 1.14 acres

Being Lot #3 as shown on a Minor Subdivision Plan for Patrick M. Sweeney, dated September 7, 1987, and recorded in the Monroe County Courthouse in Plot Book 60 Page 144.

Being the same property which James M. Pietracatella and Donna L. Pietracatella, his wife, granted and conveyed unto George Hanzimanolis and Kimberly Hanzimanolis, his wife, by deed dated March 28, 1989 and recorded April 27, 1989 in the Recorder's Office of said County in Volume 1677, Page 1766.

783 Cherry Lane Road, East Stroudsburg, Pennsylvania 18301

Pin No.: 12638304548509

Tax Parcel No. 12/3/1/42

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

**KIMBERLY HANZIMANOLIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MICHAEL C. MAZACK, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2565 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot or tract of land situate in the Township of Jackson , County of Monroe and State of Pennsylvania, designated as Tract #7, Block 5, on a map of Forest Land, Section Two, 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 pipe on the northern edge of a 40-foot road, being Township Route #463 from Reeders to Long Pond, being also a corner of Lot #6, thence along the northern edge of Township Route #463, North 83 degrees 01 minute 10 seconds West for 132.89 feet to a pipe, being also a corner of Lot #8, thence along Lot #8, North 6 degrees 58 minutes 50 seconds East for 676.72 feet to a point in line of lands of the Pohoqualine Fish Association, thence along lands of the Pohoqualine Fish Association, South 81 degrees 48 minutes 50 seconds East for 132.92 feet to a point, being also a corner of Lot #6, thence along Lot #6, South 6 degrees 58 minutes 50 seconds West for 673.98 feet to the point of **BEGINNING**.

**TITLE TO SAID PREMISES IS VESTED IN** John T. Broadwater, Jr. and Kimberly A. Broadwater, married, by Deed from Marion Depompe, widow, dated 05/03/2013, recorded 05/09/2013 in Book 2419, Page 9099.

TAX CODE: 08/10/15-67  
 TAX PIN: 08634102981821

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

**JOHN T. BROADWATER, JR.  
 KIMBERLY BROADWATER  
 A/K/A  
 KIMBERLY A. BROADWATER  
 A/K/A K BROADWATER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5008 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 , DECEMBER 1, 2016  
 AT 10:00 A.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. 157, Birch Brier Estates, Section Four, recorded in Plot Book Volume 58, Page 79, being described as follows, to wit:

**BEGINNING** at an iron on the southerly side of Russell Court, being a corner of Lot No. 156, Birch Brier Estates, Section Four, thence along Lot No. 156 S 44 degrees 05 minutes 00 second E (magnetic meridian) for 250.00 feet to an iron a corner of lands of Marketing Technology, Inc., thence along lands of Marketing Technology, Inc., S 60 degrees 23 minutes 45 seconds W for 250.03 feet to an iron a corner of Lot No. 158, Birch Brier Estates, Section Four, thence along Lot No. 158, N 15 degrees 07 minutes 30 seconds W for 250.00 feet to an iron on the southerly side of Russell Court, thence along the southerly side of Russell Court on a curve to the left having a radius of 250.00 feet and an arc length of 126.35 feet to the place of **BEGINNING**.

**284 Russell Ct, Effort, PA 18330 TITLE TO SAID PREMISES IS VESTED IN** Lisa Kollman and Timothy F. Kollman, w/h as tenants by the entireties, by Deed from Lisa Kollman, a married woman, dated 12/21/2012, recorded 01/09/2013 in Book 2413, Page 8023.

TAX CODE: 02/14G/1/157  
 TAX PIN: 02633103028021

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

**TIMOTHY F. KOLLMAN  
 LISA KOLLMAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 238 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly line of Rena Drive, said point being the most Westerly corner of Lot No. 211, as shown on map entitled 'Laurel Acres, Revised 26 June 1974'; thence along Lot No. 211 and Lot No. 212, North 33°53'3" West, 346.29 feet to a point, said point being the most Southerly corner of Lot No. 203 as shown on said map; thence along Lot No. 203, North 66°35'4" East, 150 feet to a point, said point being the most Westerly corner of Lot No. 209 as shown on said map; thence along Lot No. 209, South 33°53'3" East, 319.03 feet to a point on the Northwesterly line of Rena Drive; thence along the Northwesterly line of Rena Drive, South 56°6'57" West, 147.50 feet to the place of BEGINNING.

CONTAINING 1.126 acres, more or less.

BEING Lot No. 210 as shown on said map.

BEING THE SAME PREMISES WHICH Felipe Garcia and Carol Garcia, by Deed dated 5/31/2005 and recorded 6/7/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2227, Page 9751, granted and conveyed unto Thomas D. Green and Siwana S. Green.

Improvements: Residential property

Tax Code No. 13/1/3/29

Pin #13-6238-01-18-3291

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

**THOMAS D. GREEN**

**SIWANA S. GREEN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3225 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 , DECEMBER 1, 2016  
AT 10:00 A.M.

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

BEGINNING at an iron on the northerly line of Avenue C said iron being the southeasterly corner of lot 430 as shown on map entitled, "Section 3, plan of lots, Fifth St Corp." Dated October 18, 1966 and revised January 20, 1967 and recorded in the Monroe County Recorder's Office in Plot Book 11 Page 5; Thence along lot 430, N 4 degrees 03'50" W 155.00 feet to a point, the southwesterly corner of lot 422 as show on said map; Thence along lot 422 S 89 degrees 37'50" E 100.00 feet to a point, the northwesterly corner of lot 420 as shown on said map; Thence along lot 420, S 4 degrees 08'20" E 150.21 feet to an iron on the northerly line of Avenue "C"; Thence along the northerly line of Avenue "C", N 87 degrees 44'00" W 11.56 feet to an iron; Thence along the same S 87 degrees 01'00" W 88.44 feet to the place of BEGINNING.

BEING the same premises which Fifth St. Corp., by Deed dated 1/19/95 and recorded 7/20/95 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book, 2-14, Page 1295, granted and conveyed unto Nelson Albarran and Madeline Albarran, his wife.

Tax ID #: 17/5/5/2-78

Pin: 17730114336158

PIN #: 17730114336158

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

**NELSON ALBARRAN AND  
MADELINE ALBARRAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**SARAH K. MCCAFFERY, ESQUIRE**

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

**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 6718 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 7593 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

**Thursday , DECEMBER 1, 2016  
 AT 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 THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield , County of Monroe, and State of Pennsylvania, designated as Lot 105, on a map of Section One of Timber Mountain as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Map File 58-319, bounded and described as follows:**

**ALL THAT CERTAIN lot or parcel of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, designated as Lot No. 5 on a map of High Point Gardens as recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania bounded and described as follows, to wit:**

**BEGINNING at a point on the edge of a fifty foot road known as Marjorie Court Right, said point being also a corner of Lot 104, thence along the said Lot 104, South 55 degrees 00 minutes 45 seconds East 375.00 feet to a point on the edge of a green belt hiking trail, thence along the edge of the said green belt hiking trail, South 34 degrees 59 minutes 15 seconds West 175.00 feet to a point, the said point being also a corner of Lot 106; thence along the said Lot 106, North 55 degrees 00 minutes 45 seconds West 375.00 feet to a point on the edge of the above mentioned Marjorie Court Right, thence along the edge of the said Marjorie Court Right, North 34 degrees 59 minutes 15 seconds East 175.00 feet to the point of BEGINNING.**

**BEGINNING at a pipe on the northern edge of a forty foot road known as Simmons Road, being also a corner of Lot No. 6; thence along the northern edge of Simmons Road, North 52 degrees 25 minutes 57 seconds West for 247.75 feet to a pipe, being also a corner of Lot No. 4; thence along Lot No. 4, North 37 degrees 34 minutes 03 seconds East for 176.21 feet to a pipe in line of lands now or late of Miles J. Weaver; thence along lands of Miles J. Weaver, South 52 degrees 20 minutes 53 seconds East for 247.75 feet to a pipe, being also a corner of Lot No. 6; thence along Lot No. 6, south 37 degrees 34 minutes 03 seconds West for 175.84 feet to the point of beginning.**

**CONTAINING: 1.507 Acres.  
 TITLE TO SAID PREMISES VESTED IN Braulio J. Serrano, by Deed from Marguerite M. Stocker, unmarried, Dated 12/07/2006, Recorded 12/07/2006, in Book 2290, page 190.**

**BEING THE SAME PREMISES WHICH Dennis M. Eddy and Marjorie Eddy, by Deed dated 03/09/2006 and recorded 05/08/2006 i the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2266, Page 8377, granted and conveyed unto Darryl A. Thompkins.**

**TAX CODE: 09/12/1/8-9  
 TAX PIN: 09733600228376**

**Improvements: Residential property  
 Tax Code No. 03/4/1/14-89  
 Pin #03-6356-04-94-2505**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 DARRYL A. THOMPKINS**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 DARRYL A. THOMPKINS**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

Pennsylvania  
ANDREW J. MARLEY, ESQUIRE  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11772 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 , DECEMBER 1, 2016  
AT 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 in this Commitment is described as follows"

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Hamilton , County of Monroe and State of Pennsylvania on Ridge Road, and being Lot No. 24, as shown on Plan of Lois of Rocky Lane Farm prepared by Edward C. Hess Associates, dated February 20, 1969 and recorded April 8, 1969 in the Office for the Recording of Deeds etc., in Plot Book Volume 12, page 45.

Together with all rights of ingress, regress and egress to and from the premises above described to the public road being Township Road No. 433.

Under and Subject to the covenants, conditions, restrictions. Etc., recorded in Deed Book Volume No. 1344, page 298.

Premises being: 404 Ridge Street, Lehman Township, PA 18360

Parcel : 07/14B/2/16

PIN: 07626903444540

BEING the same premises which Paul Socha and Diane Socha, husband and wife by Deed dated May 13, 2003 and recorded May 21, 2003 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2154 Page 70, granted and conveyed unto Paul Socha and Diane Socha, husband and wife, as tenants by the entireties.

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

**PAUL SOCHA**

**DIANE SOCHA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3888 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 243, Section 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.

Under and subject to covenants, conditions and restrictions as appear in the chain of title.

Title to said Premises vested in Landy Ortiz, as sole owner by Deed from Bank of New York Mellon, f/k/a Bank of New York as trustee for the certificateholders CWABS, Inc., Asset-Backed Certificates Series, 2005-16 by BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans, Inc. its attorney in fact by power of attorney recorded 09/04/02 BK 2130 PG 4991 Inst#200235539 dated July 2, 2009 and recorded on July 27, 2009 in the Monroe County Recorder of Deeds in Book 2357, Page 3320.

Being known as 9294 Bluebird Court, Tobyhanna, PA 18466

Tax Parcel Number: 03/9C/1/343

Tax Pin Number: 03635919512710

**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 LANDY ORTIZ**

**JUAN DIAZ, KNOWN HEIR OF LANDY ORTIZ**

**DORIAN ORTIZ, KNOWN HEIR OF LANDY ORTIZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
**ROBERT W. WILLIAMS, ESQUIRE**

Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

**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 5432 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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6158 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

**Thursday , DECEMBER 1, 2016  
 AT 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**

**PARCEL NO. 1**

**ALL THAT CERTAIN** lot situate in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, marked and designated as Lot Number 52, Section 3, 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 Volume 17, Page 57.

**ALL THAT CERTAIN** lot, [parcel or piece of land situate in the **Township of Middle Smithfield** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 50, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176.

**PARCEL NO. 2**

**ALL THAT CERTAIN** lot situate in the **Township of Middle Smithfield** , County of Monroe, and State of Pennsylvania, marked and designated as Lot 53A, Section Three, as shown on Minor Subdivision of Lot 53, Section Three, Lake of the Pines, made by Frank J. Smith, Jr., dated March 14, 1988, and recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania in Plot Book 60, Page 185.

**BEING PART OF THE SAME PREMISES** which Calvin C. Bush, a/k/a C.C. Bush, a married man by indenture bearing date the 30th day of December, 2002, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 31st day of December, 2002, in Record Book Volume 2140, Page 8710, granted and conveyed unto LTS Development Inc, a Pennsylvania Corporation, in fee.

**TITLE TO SAID PREMISES VESTED** IN Vincent Almodovar and Matilde Almodovar, h/w, by Deed from Nicholas J. Cascone Sr., Administrator of the Estate of Rosemarie Grande a/k/a Rose Marie Grande, Deceased and Mitchell Serres, dated 06/20/2001, recorded 07/12/2001 in Deed Book 2100, Page 2447.

Title to said premises is vested in William K. Nyarko and Marjorie P. Nyarko, husband and wife, by deed from LTS Development, LLC Successor by merger to LTS Development, Inc. dated November 25, 2005 and recorded December 19, 2005 in Deed Book 2252, Page 201.

**TAX CODE: 09/4C/3/55**

**TAX PIN: 09734403422378**

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

**Parcel No. 09/97723**

**Pin No. 09731400281408**

**Being Known As: 193 Waverly Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302**

**THE PROPERTY OF:**

**MATILDE ALMODOVAR**

**VINCENT ALMODOVAR A/K/A**

**VINCENT ALMODOVAR, JR.**

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

**WILLIAM K. NYARKO**

**MARJORIE P. NYARKO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2259 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016**

**AT 10:00 A.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. 3017, Section 6 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 121. **UNDER AND SUBJECT** to covenants, conditions and restrictions which shall run with the land as appear in the chain of title **BEING KNOWN AS TAX PARCEL NUMBER: 3/4B/3/18; PIN NUMBER 03-6367-03-10-9678.** **BEING** the same premises which Joseph M. Rittmeyer, Jr., Executor of the Estate of Judith B. Rittmeyer also known as, Judith Rittmeyer, by Indenture dated 05-19-03 and recorded 06-16-03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2156, page 6957, granted and conveyed unto Debra C. Bisbee.

**BEING KNOWN AS:** 3017 Cotswald Rd n/k/a 1623 Cotswald Road, Tobyhanna, PA 18466

**TAX CODE:** 3/4B/3/18

**PIN NO.:** 03636703109678

**TITLE TO SAID PREMISES IS VESTED IN** April R. Hunter by deed from Debra G. Bisbee dated 03/07/2005 recorded 03/10/2005 in Deed Book 2218 Page 5983.

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

**APRIL R. HUNTER A/K/A**

**APRIL HUNTER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6281 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 , DECEMBER 1, 2016**

**AT 10:00 A.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, with the dwelling unit now situated thereon, or to be constructed thereon, designated as Aspen Commons Lot No. 20, Phase One, situated in **Middle Smithfield Township**, Monroe County, Pennsylvania, as that property appears on a certain plot entitled "Country Club of the Poconos at Big Ridge, Aspen Commons", duly recorded in the Office for the Recording of Deeds, Monroe County, Stroudsburg, Pennsylvania, in Plot Book Volume 69, Page 25. Development of said lot is restricted to the building design set forth on said Plot plan and Grantor reserves an easement for grounds maintenance and landscaping over the portion of the lot reserved for an unbuilt deck or patio; said easement to run with and be appurtenant to the land. Grantor further reserves the right to approve eventual construction of said improvement.

**BEING THE SAME PREMISES WHICH** Charles K. Herman, M.D., by Deed dated 10/16/2009 and recorded 12/08/2009 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2363, Page 8790, granted and conveyed unto Brenda Dixon.

Improvements: Residential property

Tax Code No. 9/87075/U20

Pin #097323-02-78-6609

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

**BRENDA DIXON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6812 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, DECEMBER 1, 2016  
AT 10:00 A.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 Stroud Township, Monroe County, Pennsylvania, known as Lot Number 86, as shown on the Final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, approved March 17, 1993 and filed at the Monroe County Recorder's Office in Plot Book 65, Pages 80, 81 and 82.**

**BEING the same premises which Adetokumbo E. Oyeyemi and Omoniki Oyeyemi, husband and wife, by indenture bearing date the 13th day of May, 2002, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 14th day of May, 2002, in Record Book Volume 2121, Page 8615, granted and conveyed unto John W. Ryan and Carmela Ryan, husband and wife, in fee.**

**TITLE TO SAID PREMISES IS VESTED IN John W. Ryan and Carmela Ryan, h/w, by Deed from Adetokumbo E. Oyeyemi and Omoniki Oyeyemi h/w, dated 05/13/2002, recorded 05/14/2002 in Book 2121, Page 8615.**

**Upon the death of John W. Ryan on 07/22/2011, Carmela Ryan became sole owner of the premises as surviving tenant by the entirety.**

**TAX CODE: 17/112397**

**TAX PIN: 17730303418986**

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

**CARMELA RYAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6334 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, DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN message and 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 stake on the East side of Bridge Street, being the corner between Lots Nos. 64 and 65 on Plan of Lots of Pocono Park; thence along the East side of Bridge Street North six degrees twenty-five minutes West fifty-seven feet to a stake, corner to Lot No. 66; thence along Lot No. 66, North eighty-three degrees thirty-five minutes East one hundred fifty feet to a stake; thence South six degrees twenty-five minutes East fifty-seven feet to the stake; thence along Lot No. 64 South eighty-three degrees thirty-five minutes West one hundred fifty feet to the place of beginning.**

**BEING LOT NO. 65, on map of land of Jacob Enelow called 'Pocono Park', which is file in the Office for the Recording of Deeds & C., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Pennsylvania.**

**TITLE TO SAID PREMISES VESTED IN Denise L. Rahaley, by Deed from Dwane D. Rahaley and Denise L. Rahaley, dated 06/02/2005, recorded 06/06/2005 in Book 2227, Page 8316.**

**TAX CODE: 17/12/4/52**

**TAX PIN: 17639007771817**

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

**DENISE L. RAHALEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 267 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 , DECEMBER 1, 2016  
AT 10:00 A.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, designated as Lot No. 1802, Section B-III, according to the plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 12, page 115, bounded and described as follows, to wit:

**UNDER AND SUBJECT** to all restrictions, restrictive covenants, recorded public and private easements, rights of way, exceptions and reservations, if any, of record and all easements and rights of way of public utility companies, if any appearing of record in and pertaining to the chain of title to the within premises.

**BEING** known and numbered as 204 Sage Road, f/k/a 1802 Sage Road, Long Pond, PA 18334.

**BEING** the same property conveyed to Sherman R. Covey and Elizabeth Baurys, his wife, who acquired title by virtue of a deed from Adolph Klammer and Maria Klammer, his wife, dated November 12, 2003, recorded November 18, 2003, at Deed Book 2174, Page 3706, Monroe County, Pennsylvania records.

**TAX CODE:** 20/1A/1/27

**PIN NO:** 20634403200312

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

**SHERMAN R. COVEY**

**ELIZABETH BAURYS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1484 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

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

**BEGINNING** at a pipe on the easterly side of North Fifth Street, being a corner of lands of the Estate of Isaac C. Brown, deceased; thence along the easterly side of North Fifth Street, parallel to and distant four and eight-tenths feet easterly of the concrete curb, (Bearings from Magnetic Meridian of 1942) North twenty-six degrees two minutes West fifty-five and seventy-five hundredths feet to a pipe; thence by other lands of the Estate of Clarence W. Wals, deceased, of which this lot was formerly a part, North sixty-four degrees forty-eight minutes East one hundred twenty-nine feet to a pipe; thence by lands of now or formerly of Rosanna Frankenfield South twenty-three degrees ten minutes East forty-six and fifteen hundredths feet to a pipe; thence by lands of the Estate of Isaac C. Brown, deceased, South sixty degrees thirty-eight minutes West one hundred twenty-seven feet to the place of BEGINNING.

**TAX PARCEL NO.:** 18-1/1/9/16

**PIN NOS.:** 18730119600513

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

**MARY-ANN 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

**RICHARD J. NALBANDIAN, III,  
ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2967 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

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

Being all of Lot No. 6, Van Ams Way as shown and designated on Final Plan of Subdivision of Lands of Frederick J. & Livia V. Danker, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe in Plot Book Volume/Page 66/136.

**BEING THE SAME PREMISES** which Frederick J. Danker and Livia V. Danker, h/w, by Deed dated May 8, 2000 and recorded December 29, 2000 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume/Page 2089/3042, granted and conveyed unto Karen Leys and Eline Sylvon Francis, Mortgageor(s) herein.

**TITLE TO SAID PREMISES IS VESTED IN** Karen Leys and Layla Leys, by Deed from Eline Sylvon Francis and Karen Leys dated 07/17/2006, recorded 07/19/2006 in Book 2274, Page 7616.

**TAX CODE:** 08/89425  
**TAX PIN:** 08636100660845

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

**KAREN LEYS  
LAYLA LEYS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2587 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**Situated in Township of Hamilton**, County of Monroe, State of Pennsylvania, and described as follows, to wit:

**ALL THAT CERTAIN** tract, parcel or piece of land, together with improvements thereon erected, lying and being situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 34 on the Subdivision Plan entitled "Phase II-B, Final Plans, White Oak Country Estates" prepared by RKR Hess Associates and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, in Plot Book 73, Pages 94-95.

**BEING THE SAME PREMISES** which CMC Development Corporation, a Pennsylvania corporation, by Deed dated 6/24/2002 and recorded 7/2/2002 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2125, Page 7174, Instrument #200226234, granted and conveyed unto David Welter and Jane Welter, husband and wife.

**Tax ID #:** 07/91820  
**Pin:** 07628800431403  
**PIN #:** 07628800431403

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

**DAVID WELTI AND  
JANE WELTI**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1426 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of ground situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 82 as shown on plan entitled 'Cobble Creek Estates', dated May 7, 1971, Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe in Plot Book Volume 14, Page 85.

**TAX MAP NO. 12/11B/1/81**

**BEING** the same premises which Christopher Breen a/k/a Chris Breen a/k/a Christopher G. Breen and Dawn E. Breen, husband and wife and Tim Breen a/k/a Timothy Breen a/k/a Timothy J. Breen and Linda L. Breen husband and wife, by Deed dated 06/19/2000 and recorded 06/21/2000 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2080, Page 3008, granted and conveyed unto Antonio S. Barros, grantor hereof.

**TITLE TO SAID PREMISES IS VESTED IN** Angel Carmelo Perez Soto, by Deed from Antonio S. Barros, dated 04/25/2014, recorded 04/30/2014 in Book 2437, Page 3130.

**TAX CODE: 12/11B/1/81**

**TAX PIN: 12636303245756**

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

**ANGEL CARMELO PERES SOTO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9665 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 , DECEMBER 1, 2016  
AT 10:00 A.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 280, Section F, a Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19 pages 11,13 and 15.

Title to said premises is vested in Ruth Abraham by deed from Steven Danzig and Carolyn Danzig, husband and wife, dated January 7, 2003 and recorded January 10, 2003 in Instrument Number 200301721. The said Ruth Abraham died on July 15, 2015 thereby vesting title in Roberta A. Saunders, Known Surviving Heir of Ruth Abraham and Unknown Surviving Heirs of Ruth Abraham by operation of law.

**Parcel No. 03/8C/1/152**

**Pin No. 03635814330485**

**Being Known As:** 6194 Colonial lane a/k/a 6194 Prosper Court, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

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

**ROBERTA A. SAUNDERS,  
KNOWN SURVIVING HEIR OF  
RUTH ABRAHAM  
UNKNOWN SURVIVING HEIRS OF RUTH ABRAHAM**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6293 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** described lot or parcel of land situate, lying and being in the **Township of Jackson**, in the development of Pocono Sportsman Clubs International, Inc., County of Monroe and State of Pennsylvania, to wit:

Tract 5, Block 3, as shown on the survey and original plot of forest land, Monroe County, Pennsylvania, made by a Registered Surveyor and recorded in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 14, at Pages 33 and 35, reference being made thereto for a more particularly description of the tract or tracts, hereinbefore described and herein conveyed.

BEING known and numbered as 611 Sky Hawk Trail f/k/a RR 8 Box 8217B, Stroudsburg, PA 18360.

BEING the same property conveyed to Edward Petercsak and Cynthia Petercsak, his wife, who acquired title by virtue of a deed from Piero A. Scatena, dated March 8, 2000, recorded March 10, 2000, at Deed Book 2076, Page 1151, Monroe County, Pennsylvania records.

TAX CODE: 08/10/1/5-26  
PIN NO: 08634102768025

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

**CYNTHIA PETERCSAK  
EDWARD PETERCSAK**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1174 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 73, 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.

IT BEING THE SAME PREMISES which Leonard Sturmak and Tracy E. Sturmak, husband and wife, by indenture bearing date of July 1, 2005, did grant and convey unto Tracy E. Sturmak, married, said deed being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Volume 2231, Page 731, reference being thereunto had, the same will more fully and at large appear.

Parcel Identification No: 9/4C/3/117  
Map #: 09-7344-03-43-1174

**TITLE TO SAID PREMISES IS VESTED IN** Georges Bruno, by Deed from Tracy E. Sturmak, married, dated 11/07/2006, recorded 11/09/2006 in Book 2287, Page 945.

Improvements: Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GEORGES BRUNO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JENIECE D. DAVIS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4924 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, DECEMBER 1, 2016  
AT 10:00 A.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 **Coolbaugh Township**, County of Monroe, Lot #813 Section K extension as shown on a map of a Pocono Country Place on file in Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plat Book Volume No. 24 at pages 51, 53 and 55.  
PIN No. 03-6369-13-03-1544  
TAX Id No. 03/9F/1/73

BEING the same premises which Marc Winter and Ada Winter, his wife by Deed dated March 10, 2010 and recorded March 19, 2010 in the Monroe County Recorder of Deeds Office in Deed Book 2368, page 1878, granted and conveyed unto Monroe County Coolbaugh Township Pennsylvania K-813 Lee Drive Winter Family Living Trust, a Living Trust, Marc Winter, as Trustee.

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

**ADA WINTER  
MARC WINTER  
MARC WINTER, AS TRUSTEE  
FOR MONROE COUNTY  
COOLBAUGH TOWNSHIP  
PENNSYLVANIA  
K-813 LEE DRIVE WINTER  
FAMILY LIVING TRUSTEE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SARAH K. MCCAFFERY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9331 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, DECEMBER 1, 2016  
AT 10:00 A.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 **Township of Coolbaugh**, County of Monroe, Stage of Pennsylvania, being Lot/Lots No. 129, 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, page 11, 13, 15 & 17.

TOGETHER with the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions which appear of record in the Deed from A Pocono Country Place, Inc. to Arthur J. Bolduc and Jessica Iacono recorded in Monroe County Deed Book Vol. 688, Page 108.

BEING THE SAME PREMISES which Albert Ralph Mekeel, a married man, by Deed dated 06/15/2005 and recorded 06/21/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2229, Page 6039, granted and conveyed unto Richard R. Uhlendorf and Theresa Loibissio.

Tax ID #: 03/9B/1/169

PIN #: 03635919600906

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

**RICHARD R. UHLENDORF AND  
THERESA UHLENDORF A/K/A  
THERESA LOIBISSIO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SARAH K. MCCAFFERY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2247 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 , DECEMBER 1, 2016  
AT 10:00 A.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 tract of land known as Lot No. 2427, situate in the **Township of Coolbaugh** , Monroe County, Pennsylvania, known as Section Hill of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated April 10, 1972, approved by the Monroe County Planning and Zoning Commission on May 2, 1972, approved by the Supervision for the Township of Coolbaugh on June 5, 1972; said plat is filed and recorded in the Office for the Recording of Plats, Monroe County on July 17, 1972 in Plat Book Volume 17, Page 19. **TOGETHER WITH AND SUBJECT** to all of the rights, privileges, easements, conditions, reservations of record and/or visible on the ground. **BEING THE SAME PREMISES WHICH** Nationwide Realty Group, Inc., by Deed dated 7/31/2004 and recorded 8/12/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2199, Page 1175, granted and conveyed unto Jack Palmera and Cira Palmera.

Improvements: Residential property  
Tax Code No. 03/14F/2/106  
Pin #03-6346-04-91-3927

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JACK PALMERA  
CIRA PALMERA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5599 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Tunkhannock** , County of Monroe, Commonwealth of Pennsylvania, being Lot No. 111, Section No. 2, as shown on a plan entitled "Final Plan-Section 2, Tunkhannock Trails" dated April 30, 1986, and recorded in Monroe County Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume 58 at Pages 194 and 195.

**BEING THE SAME PREMISES** which Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates Series 2004-W8, under the Pooling and Servicing Agreement dated as of May 1, 2004, without recourse, by AMC Mortgage Services, its Attorney recorded August 8, 2006, Book 2276 Page 9670, by deed dated 8/31/2007 and recorded 0/6/2007 in Book 2315 Page 5557 conveyed to Wojceich Dluzniewski and Sylwia Dluzniewski.

Pin #: 20633304845360  
Tax Code #: 20/1E/1/111

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SYLWIA DLUZNIEWSKI  
WOJCEICH DLUZNIEWSKI  
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  
JILL P. JENKINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8837 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, DECEMBER 1, 2016  
AT 10:00 A.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 Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, known as Lot 147, Section E, as shown on a map of A Pocono Country Place, recorded in the Office of the Recorder of Deeds of Plot Book Volume 18, Page 109.**

Under and Subject to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

Tax ID/Parcel No. 3/9A/1/260

Being the same premises which Carol Wagner by Deed dated March 10, 2005 and recorded March 30, 2005 in Monroe County in Deed Book Volume 2220 page 5243 conveyed unto V & M Management, as tenants by the entireties, in fee.

**TITLE TO SAID PREMISES IS VESTED IN** Valentyn Shapovalov, by Deed from Valentyn Shapovalov and Flora Shapovalov, h/w, dated 01/15/2014, recorded 04/09/2014 in Book 2436, Page 3622/

TAX CODE: 03/9A/1/260

TAX PIN: 03635811653501

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

**VALENTYN SHAPOVALOV  
A/K/A V SHAPOVALOV**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 335 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, DECEMBER 1, 2016  
AT 10:00 A.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. 5607 Section C-3-B 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.**

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in deeds forming the chain of title.

**BEING THE SAME PREMISES WHICH** Prospect Properties Group, LLC, by Deed dated 6/10/2006 and recorded 6/13/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2270, Page 7967, granted and conveyed unto Eddie A. Ross.

Improvements: Residential property

Tax Code No. 19/31/2/59

Pin #19-6344-02-65-9469

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

**EDDIE A. ROSA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1927 CIVIL 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 , DECEMBER 1, 2016  
AT 10:00 A.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 Coolbaugh , in the County of Monroe, Commonwealth of Pennsylvania, and being described as follows: 03/8B/1/13. Being more fully described in a deed dated July 24, 1998 and recorded August 13, 1998, among the land records of the county and state set forth above, in deed volume 2052 and page 621.

**ALL THAT CERTAIN lot/lots, parcel or piece of ground** situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 18, Pages 63 and 65.

**TITLE TO SAID PREMISES VESTED IN Carmen Cruz Malave, by Deed from Noel Mendez and Carmen Cruz Malave, his wife, dated 10/24/2006, recorded 03/20/2008 in Book 2329, Page 5929.**

**TAX CODE: 03/8b/1/13  
TAX PIN: 03635819511882**

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

**CARMEN CRUZ MALAVE A/K/A  
CARMEN S. CRUZ-MALAVE  
GERARDITA C. MALGADY,**

**INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT MALGADY**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8991 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**BEING Lot 16 as shown on a map entitled "Final Subdivision Plan, Greenwood Forest" as prepared by Packer Associates, Inc., dated February 9, 1992 and recorded April 15, 1992, in Map Book Volume 64, pages 76 through 83.**

**UNDER AND SUBJECT to conditions, covenants, reservations, restrictions, etc. set forth on the above referenced Map Book Volume and Pages and the Record Chain of Title.**

**Title to said premises is vested in Denis Carra by deed from Alphonso P. Napolitano and Barbara Napolitano dated September 29, 2006 and recorded October 5, 2006 in Instrument Number 200642718.**

**Parcel No. 03/88712  
Pin No. 03634702962756**

**Being Known As: 394 Echo Lake Road a/k/a 16 Echo Lake Road, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466**

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

**DENIS CARRA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9266 CIVIL 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, DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or parcels of land situate in the development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and State of Pennsylvania, to wit:**

**BEING Lots No. 19 21, 23 and 25, in Block No. 6, Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and or recorded in Recorder of Deeds of Monroe County, Pennsylvania. Plat Book 4A, Page 95 and Book 8A, page 113, reference being made thereto for a more particular description of the lot or lots herein conveyed.**

**TITLE TO SAID PREMISES IS VESTED IN Ramon Videla and Elizabeth P. Videla, h/w, by Deed from Philip A. DiBello and Karen P. DiBello, h/w, dated 08/20/1990, recorded 08/21/1990 in Book 1748, Page 337.**

**TAX CODE: 09/14A/1-6/19, 09/14A/1-6/23  
TAX PIN: 09731502953329,  
09731502952298**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RAMON VIDELA  
ELIZABETH P. VIDELA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 381 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, DECEMBER 1, 2016  
AT 10:00 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 Commonwealth of Pennsylvania, marked and designated as Lot No. 5327, Section 5, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 23.**

**BEING 304 Coach Road, Tobyhanna, PA 18466.  
BEING Parcel Number 03/4D/1/139  
PIN 03636601287849**

**BEING the same premises Precision Home Builders, Inc., a corporation existing under the laws of the Commonwealth of Pennsylvania, by Deed dated March 15, 2007, and recorded March 20, 2007, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2299, Page 7687, granted and conveyed unto Emmanuel C. Simpson and Lorenzo C. Jones, as Joint Tenants with Right of Survivorship and not as Tenants in Common, in fee.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EMMANUEL C. SIMPSON  
LORENZO C. 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  
KERI P. EBECK, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1933 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna , County of Monroe, and Commonwealth of Pennsylvania, being Lot 4013, Section C-2A, Emerald Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 91.

Being the same premises which Milton Gordon and William H. Hromnak, by Indenture dated 11-14-03 and recorded 11-17-03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2174 Page 3251, granted and conveyed unto James P. Halloran and Chang S. Halloran, Husband and Wife, as tenant by the entireties.

Parcel Identification No: 19/3G/1/115  
Map #: 19-6344-04-54-6548

Improvements: Residential dwelling  
TITLE TO SAID PREMISES IS VESTED IN Carmen Rivera, by Deed from James P. Halloran and Chang S. Halloran, his wife, dated 08/25/2005, recorded 09/22/2005 in Book 2240, Page 8733.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CARMEN 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  
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 97 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land, situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 523, Section G-II, Stillwater Lake Estates, as shown on plan of lots recorded in the Office for Recording of Deeds of Monroe County, in Plot Book Volume 12, Page 63.

PARCEL NO. 3/14C/3/122  
BEING THE SAME PREMISES which Builders Mortgage Service, Inc., by Indenture dated 07-27-02 and recorded 08-08-02 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2128 Page 5116, granted and conveyed unto Isaac Toro, Jr., and Linda M. Toro, his wife.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Cagle and Wanda D. Cagle, by Deed from Isaac Toro, Jr. and Linda M. Toro, h/w, dated 08/25/2006, recorded 09/11/2006 in Book 2280, Page 5637.

TAX CODE: 03/14C/3/122  
TAX PIN: 03634502967652

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHARLES R. CAGLE  
WANDA D. CAGLE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 944 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 Tobyhanna, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: LOT 13 ABC, Block A-110 as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Five, Tobyhanna Township, Monroe County, Pennsylvania, dated March 1965 scale 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 12, Page 19, on December 16, 1968.

Title to said premises is vested in Kenneth Medas by deed from David Gassman and Concetta Gassman, husband and wife, dated April 25, 1997 and recorded April 28, 1997 in Instrument Number 199710833.

Parcel No. 19/17C/1/60  
Pin No. 19539608881704

Being Known As: 121 Squaw Trail aka 13 Squaw Trail,

Pocono Lake, PA, Monroe County, PA 18347  
**SEIZED AND TAKEN IN EXECUTION AS THE  
 PROPERTY OF:  
 KENNETH MEDAS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10862 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, DECEMBER 1, 2016  
 AT 10:00 A.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, State of Pennsylvania, known as Lot No. 1720, Section South Two of Stone Crest Park as shown on a Map recorded in Plot Book 9, Page 2115.

Under and subject to restrictions as of record.

Together with and under and subject to the right of ingress, egress and regress that runs with the development.

Title to said Premises vested in George A. Fendt and Linda M. Fendt, husband and wife by Deed from John Chedister and Robin Chedister, husband and wife dated August 26, 2005 and recorded on September 15, 2005 in the Monroe County Recorder of Deeds in Book 2240, Page 57.

Being known as 1720 Mountain Road, Albrightsville, PA 18210

Tax Parcel Number: 20/8F/1/45

Tax Pin Number: 20632104645862

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

**GEORGE A. FENDT  
 LINDA M. FENDT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 613 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, DECEMBER 1, 2016  
 AT 10:00 A.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 Price**, County of Monroe and Commonwealth of Pennsylvania, Being Lot No. 26, Section A, of Pocono Wild Haven Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 11, Page 7.

**PARCEL NO. 14/5A/1/11**

BEING the same premises which Dean Comunal by Deed In Lieu of Foreclosure dated 04-14-09 and recorded 04-24-09 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2352 Page 1816, granted and conveyed unto Marvin Papillion.

**TITLE TO SAID PREMISES VESTED IN** Apryl Vinti, a married woman, by Deed from Marvin Papillion, dated 07/16/2009, recorded 07/22/2009 in Book 2357, Page 1541.

**TAX CODE: 14/5A/1/11**

**TAX PIN: 14730402597757**

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

**APRYL VINTI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6351 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 , DECEMBER 1, 2016  
AT 10:00 A.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. 1512, Section 3, 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 117.**

Being the same premises which Thomas M. Rist, Sr., married, by deed dated 1/2/2007 and recorded 1/23/2007 in Monroe County in book 2294 on page 4571 then granted and conveyed to Thomas M. Rist, Sr. and Joanne Rist, husband and wife.

**TITLE TO SAID PREMISES VESTED IN Thomas M. Rist, Sr. and Joanne Rist, h/w, by Deed from Thomas M. Rist, Sr., married, dated 01/02/2007, recorded 01/23/2007 in Book 2294, Page 4571.**

**TAX CODE: 3/111550  
TAX PIN: 03-6366-01-07-7877**

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

**THOMAS M. RIST, SR  
JOANNE RIST**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8995 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot No. 96, 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, page 11, 13, 15 and 17.**

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

BEING the same premises which JARF Enterprises, LLC, a Limited Liability Company by Deed dated 9/30/09 and recorded 10/19/09 in the Office of the Recorder of Deeds in and for the County of Monroe, in Instrument No. 2009301149, granted and conveyed unto Rosa M. Lancissi.

**Tax ID #: 03/9B/1/12  
PIN #: 03635807693722**

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

**ROSA M. LANCISSI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11362 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 357, Section No. H, as shown on a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19 pages 21, 23 and 25. BEING known and numbered as 8636 Country Place Drive a/k/a 829 Country Place Drive, Tobyhanna, PA 18466.

BEING the same property conveyed to Marc Winter who acquired title by virtue of a deed from Howard S. Rintel and Judith Rintel, husband and wife, dated May 24, 2005, recorded July 14, 2005, at Deed Book 2232, Page 5857, Monroe County, Pennsylvania records.

TAX CODE: 03/8E/1/239

PIN NO: 03634812955426

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

**MARC WINTER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1983 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 , DECEMBER 1, 2016  
AT 10:00 A.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 Hamilton, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1, Subdivision of Lands of Lake View Terrace, 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 12, Page 95 and Plot Book Volume 25, Page 95.

TITLE TO SAID PREMISES VESTED IN Randy C. Rodgers and Mary Rodgers, h/w, by Deed from Randy C. Rodgers and Mary E. Kusmider, nbm Mary

Rodgers, dated 05/12/1998, recorded 05/20/1998 in Book 2048, page 4536.

TAX CODE: 07/12/2-104

TAX PIN: 07-6277-06-38-4308

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

**RANDY C. RODGERS**

**MARY RODGERS F/K/A**

**MARY E. KUSMIDER A/K/A**

**MARY E. RODGERS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7035 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 , DECEMBER 1, 2016  
AT 10:00 A.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 57 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. Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. TITLE TO SAID PREMISES IS VESTED IN Charles Major and Delisa Bank, h/w, by Deed from LTS Development, LLC, sbm to LTS Development, Inc., dated 02/08/2006, recorded 02/17/2006 in Book 2258, Page 2484.

TAX CODE: 17/97115

TAX PIN: 17638104840656

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

**CHARLES MAJOR**

**DELISA BANKS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 490 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ADDRESS: 11 Auburn Way, East Stroudsburg, PA 18302

TAX MAP OR PARCEL ID NO.: 09731400292574  
TAX CODE NO.: 09/97735

The land referred to in this report is situated in the County of Monroe, Township of Middle Smithfield , and described as follows:

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 62, as set forth on the final subdivision plan for Knoll Acres at Wooddale, Section 2 being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176.

Assessor's Parcel Number: 09/97735

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

BARBARA L. HART A/K/A  
BARBARA HART  
JAMES P. HART A/K/A  
JAMES HART

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALICIA M. SANDOVAL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2867 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.

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

BEING Lot No. 3 on a certain map entitled, "Final Plan; Village Edge; Chestnuthill Township, Monroe County, Pa.; Scale: 1" = 50'; April 1976" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Vol. 29, page 13.

BEING THE SAME PREMISES which Arkady Siterman and Pauline Siterman, husband and wife, by deed dated 8/5/2009 and recorded 8/25/2009 in Book 2358 Page 8212 conveyed to David G. Ezzell.

Pin #: 02625804749003  
Tax Code #: 02/2A/3/4

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

DAVID G. EZZELL

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2762 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 112, Section 1, Timber Mountain, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 58, Page 319.

**BEING THE SAME PREMISES** which Jefferson W. Lewis and Nancy R. Lewis, husband and wife, by Deed dated 9/16/2005 and recorded 9/27/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2241, Page 5585, Instrument No. 200543976, granted and conveyed unto Eric J. Daviduk and Lorraine M. Daviduk, husband and wife.

Tax ID #: 9/12/1/8-16  
PIN #: 09733600211282

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

**ERIC J. DAVIDUK  
LORRAINE M. DAVIDUK**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**SARAH K. MCCAFFERY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8895 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING LOT** situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. B-23 as shown on 'Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor' and recorded in the Office for the Recording of Deeds etc., in and for the County of Monroe, Pennsylvania, in Plot Book Volume No. 13 at page No. 3.

**TITLE TO SAID PREMISES VESTED IN** Alexandra R. Smith and Natalie Smith, joint tenants with the right of survivorship, by Deed from Lynne McDonald, fka Lynne C. Dickson, dated 07/05/2009, recorded 07/10/2009 in Book 2356, Page 5384.

TAX CODE: 12/3A/1/213  
TAX PIN: 12638303109481

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

**ALEXANDRA R. SMITH  
NATALIE SMITH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2442 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 of ground situate in **Pocono township**, Monroe county, Pennsylvania, being shown and designated as lot 9 on a certain map entitled 'proposed plan of lots; Barton Glen: section 1, Pocono township, Monroe county, Pennsylvania; scale 1 inch = 100 inches; January 1965' as prepared by Monroe engineering Inc., Stroudsburg, Pennsylvania, said map being recorded in the office of the recorder of deeds in Stroudsburg, Pennsylvania, in and for the county of Monroe in plat book volume 9 on page 91.

**TITLE TO SAID PREMISES IS VESTED IN** Michael

Lassell and mary Ann DiGiacomo, by Deed from Michael Lassell, dated 10/16/2008, recorded 12/16/2008 in Book 2346, Page 3051.

TAX CODE: 12/9B/1/19  
TAX PIN: 12637102864604

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5222 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 , DECEMBER 1, 2016**

**AT 10:00 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 Number 6, as shown on "Plotting of Wilderness Acres ", Middle Smithfield Township, Monroe County, Pennsylvania, recorded in Plot Book Vol. 20, Page 17.**

**BEING THE SAME PREMISES** which Albert H. Geldmacher, unmarried, by Deed dated 10/29/1999 and recorded 11/01/1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2071, Page 1289, granted and conveyed unto Shannon M. Klein a/k/a Shannon Klein.

Improvements: Residential property

Tax Code No. 09/14E/1/101

Pin #09-7315-04-81-6577

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

**SHANNON M. KLEIN A/K/A  
SHANNON KLEIN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 463 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 , DECEMBER 1, 2016**

**AT 10:00 A.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 or piece of ground situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 474, Section G, 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 No. 19, pages 11, 17 and 19.**

**BEING known and numbered as 7418 Ventnor Drive a/k/a G474 Ventnor Drive, Tobyhanna, PA 18466.**

**BEING the same property conveyed to Vanessa Cole, a single woman, who acquired title by virtue of a deed from Jonathan Koszalka, dated July 13, 2007, recorded July 24, 2007, at Deed Book 2311, page 6987, Monroe County, Pennsylvania records.**

TAX CODE: 03/8D/1/679

PIN NO: 03635809157884

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

**VANESSA COLE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10259 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

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

**BEING** Lot 17, Valley View Acres, Chestnuthill Township, Monroe County, Pennsylvania, more fully described in Plot Book Volume 21, Page 81.

**BEING THE SAME PREMISES** which The Hamilton East Investment Group, Inc., by deed dated 10/31/2006 and recorded 11/2/2006 in Book 2286 Page 3557 conveyed to Michael Baker and Tina Baker, husband and wife.

Pin #: 02625904930927

Tax Code #: 02/4A/2/15

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

**MICHAEL BAKER**

**TINA BAKER**

**MORTGAGOR(S) AND**

**RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MATTHEW K. FISSEL, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4482 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 54, Section L, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 7, 9 and 11.

**BEING THE SAME PREMISES** which Federal National Mortgage Association aka Fannie Mae, by deed dated 5/29/2003 and recorded 6/3/2003 in Book 2155 Page 3766 conveyed to Yuriy Glukhovskiy and Michael Krasner.

Pin #: 03635919629247

Tax Code #: 03/9B/2/76

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

**YURIY GLUKHOVSKIY**

**MICHAEL KRASNER**

**MORTGAGOR(S) AND**

**RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MATTHEW K. FISSEL, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3559 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 , DECEMBER 1, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN property situated in the township of Pocono in the county of Monroe and commonwealth of Pennsylvania, being described as follows: lot no. 18 as shown on plan entitled final plan, Cobble creek estates east, recorded in plot volume 22 and page 59. Being more fully described in a fee simple deed dated 12/11/2001 and recorded 12/31/2001, among the land records of the county and state set forth above, in volume 2110 page 7787. **TITLE TO SAID PREMISES IS VESTED IN** Dino Ferrra and Dee Ferrra, h/w, by Deed from Martin VanAssche and Diedra VanAssche, h/w, dated 12/11/2001, recorded 12/13/2001 in Book 2110, Page 7787. **TAX CODE:** 12/10A/1/53 **TAX PIN:** 12636304630990 **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** **DINO FERRA** **DEE FERRA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7699 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 , DECEMBER 1, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH** ALL THAT CERTAIN Condominium Unit in the Township of Polk, County of Monroe, Pennsylvania, being Unit 4, on a Plan titled "Plan of Victoria Village Townhouse Condominiums", Monroe County in Plot Book Volume 64, page 69, and having thereon erected a dwelling house known as: 137 Victoria Arms Circle, (fka RR #5, Box 495 #4) Kunkletown, PA 18058 **TAX CODE #** 13/111747/JU4 **PIN#** 13-6227-00-49-9414 **Monroe County Deed Book** 2336, page 2100. To be sold as the property of Roland Randall Sr., Roland Randall Jr. and Valerie Randall on Judgment No. No. 2015-07699.

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

**ROLAND RANDALL, SR.**  
**ROLAND RANDALL, JR.**  
**VALERIE RANDALL**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**LEON P. HALLER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1807 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 Estate Site number 321, located on Horseshoe drive, Phase 7, Blue Mountain Lake 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 Volume 69, Page 71. **TITLE TO SAID PREMISES IS VESTED IN** Juan Jose Lugo, married man, by Deed from David S. Ceserani and Stella R. Cesarani, his wife, dated 04/07/2009, recorded 04/13/2009 in Book 2351, Page 5732. **TAX CODE:** 17/90410 **TAX PIN:** 17730202598506

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** **JUAN JOSE LUGO** **A/K/A JUAN LUGO**

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

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

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10479 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 , DECEMBER 1, 2016  
AT 10:00 A.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 236, Section F, 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 33, pages 101, 103 and 105.

BEING Pin Control No. 17/6392/03/12/2619 and Assessment No. 17/15F/1/236  
**TITLE TO SAID PREMISES IS VESTED IN** Laura Lavas and Brian Stidolph, by Deed from Hiram Aviles, dated 08/29/2008, recorded 09/11/2008 in Book 2341, Page 8497.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LAURA LAVAS  
BRIAN STIDOLPH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD J. NALBANDIAN, III,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By 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 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 , DECEMBER 1, 2016  
AT 10:00 A.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 Pocono , Monroe County, Pennsylvania, being Lot or Lots No. 13, Section G, as is more particularly set forth on the Plat Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 35, Page(s) 119, 121, 123, and 124.

**TITLE TO SAID PREMISES VESTED IN** Lisa Camnetar by deed from Lawrence Rodriguez and Pamela Rodriguez, husband and wife dated 09/15/2003 recorded 09/17/2003 in deed book 2167 page 5498.

TAX CODE: 12/117308

TAX PIN: 12638202972996

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

**LISA CAMNETAR**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 508 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , DECEMBER 1, 2016  
AT 10:00 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 in the Township of Tunk-

hannock, County of Monroe, Pennsylvania, being all of Lot 4804 in Section SS-II, plan of Indian Mountain Lakes, Section SS-II, Monroe County Map Book 57, Page 161.

**HAVING THEREON ERECTED** a dwelling house known as: 260 Colonial Terrace f/k/a 4804 Colonial Terrace, Albrightsville, PA 18210  
**TAX CODE #20/8K/1/202**  
**PIN # 20-6321-04-51-5847**

Monroe County Deed Book 2298, Page 7620  
 To be sold as the property of Donna Rita Toro f/k/a Donna Rite Velez on Judgment No. No. 2016-00508

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

**DONNA RITA TORO F/K/A  
 DONNA RITA VELEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**LEON P. HALLER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8277 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the **Township of Price**, Monroe County, Pennsylvania, marked and designated as Lot No. 3401, shown on Plotting IV, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 55.

**BEING THE SAME PREMISES WHICH** Charles A. Poalillo, by Deed dated 11/20/2006 and recorded 11/30/2006 in the Office of the Recording of Deeds, in and for Monroe county, in Record Book Volume 2289, Page 1306, granted and conveyed unto Dora Miller.

Improvements: Residential property  
 Tax Code No. 14/8B/1/138  
 Pin #14-6395-01-35-8266

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

**DORA MILLER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1372 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 , DECEMBER 1, 2016  
 AT 10:00 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 Number 138, as shown on 'Plotting of Wilderness Acres, Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter and Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 20. Page No. 17.

**TAX MAP NO. 9/14E/1/141**  
**TITLE TO SAID PREMISES IS VESTED IN** Donald J. Miller, Jr., by Deed from Donald .J Miller, Jr. and Valerie J. Natale, dated 12/09/2011, recorded 04/23/2013 in Book 2418, Page 9658.

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

**DONALD J. MILLER, 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  
 ADAM H. DAVIS, ESQUIRE  
 Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1082 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot of land situate in Township of Jackson , Monroe County, Pennsylvania:**  
 Being Known As Lot 82 Penn B rook Farms a/k/a Lot 82 Phase II Penn Brook Subdivision, a/k/a Lot 8S Fawn Lane and Pennbrook Road, Stroudsburg, PA 18360

Parcel Number: 8/113788

Pin Number: 08635100630719

Improvements: Residential property

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

**LINDA JOSEY-KERR  
 KWAME KERR**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MORRIS A. SCOTT, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9825 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 , DECEMBER 1, 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 Stroud , Monroe County, Pennsylvania:**  
 Being Known As 440 Shook Avenue, Stroudsburg, PA 18360

Parcel Number: 17/5/2/35

Pin Number: 17730114444700

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**AMANDA J. VAN WHY  
 BRENDA J. VAN WHY  
 RICKY A. VAN WHY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9622 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 , DECEMBER 1, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot of land situate in Middle Smithfield Township , Monroe County, Pennsylvania:**

Being Known As 7 West Lake Shore Drive, (Middle Smithfield Township), East Stroudsburg, PA 18301

Parcel Number: 9/14A/2-8/7

Pin Number: 09731502868632

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SINDEE NEILSON  
 BARRY OLIVER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7207 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 , DECEMBER 1, 2016  
AT 10:00 A.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 Polk , Monroe County, Pennsylvania:**  
Being Known As 60 Chestnut Lane, (Polk Township), Kunkletown, PA 18058  
Parcel Number: 13/11A/2/75  
Pin Number: 13621901170825  
Improvements: Residential property

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

**ROGER SJOGREN  
CHERIE SJOGREN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MORRIS SCOTT, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1152 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tobyhanna , Monroe County, Pennsylvania:**  
Being Known As 177 Winding Hill Rd., Pocono Pines, PA 18350

Parcel Number: 19/5G/1/18  
Pin Number: 19633502664470  
Improvements: Residential property

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

**HARRY UBERTI, SR.**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MORRIS A. SCOTT, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 867 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , DECEMBER 1, 2016  
AT 10:00 A.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 Ross , Monroe County, Pennsylvania:**  
Being known as 63 Owl Hollow Drive, Saylorsburg, PA 18353

Parcel Number: 15/3C/1/23  
Pin Number: 15626700040971  
Improvements: Residential property

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



ANDREW TROTTER

Sheriff of Monroe County

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Pennsylvania

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MORRIS A. SCOTT, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10584 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 , **DECEMBER 1, 2016**

**AT 10:00 A.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 Chestnuthill , Monroe County, Pennsylvania:**

Being Known As 3516 Village Edge Court f/k/a 5 Village Edge Court, Brodheadsville, PA 18322

Parcel Number: 02/2A/3/6

Pin Number: 02625804841088

Improvements: Residential property

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

**KAREN HARRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin