

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 9458 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots and parcels of land situate in the Arrowhead Lake Development, in the Township of Coolbaugh, Monroe County, State of Pennsylvania, more particularly described as follows:

Lot	Block	Section	Tax Code No.	PIN NO.	Plat/Map BK	PG
11	A-104	4	03/20A/1/201	03539608991093	12	17
11	A-1404	14	03/19A/1/145	03539720709465	25	17
11ABC	A-87	13	03/20B/1/321	03630718311020	10	9
13	1404	14	03/19A/1/143	03539720801306	25	17
123ABC	A-114	11	03/20A/2/108	03539720905658	10	5
13ABC	A-61	11	03/20A/2/76	03539608993963	10	5
12ABC	A-61	11	03/20A/2/75	03539608992998	10	5
12ABC	A-74	12	03/20D/1/141	03630717122429	16	77
14	A-2106	21	03/19C/1/483	03630714322752	25	31
14ABC	A-69	12	03/20D/1/305	03630718225171	16	77
14ABC	A-71	12	03/20D/1/194	03630717212269	16	77
15ABC	A-74	12	03/20D/1/138	03630717124468	16	77
15ABC	A-88	13	03/20B/1/286	03630718316146	10	9
17ABC	A-67	12	03/20D/1/264	03630713028743	16	16
17ABC	A-84	13	03/20B/1/436	03630718306124	13	336
18ABC	A-83	13	03/20B/1/475	03630606398717	13	336
20	A-1405	14	03/19A/1/137	03539720800646	25	17
20ABC	A-68	12	03/20D/1/313	03630713125997	16	77
21ABC	A-67	12	03/20D/1/260	03630713120906	16	77
21ABC	A-68	12	03/20D/1/312	03630713126962	16	77
22	A-1405	14	03/19A/1/135	03539720709715	25	17
22ABC	A-67	12	03/20D/1/259	03630713130051	16	77
22ABC	A-68	12	03/20D/1/311	03630713127856	16	77
14	A-1405	14	03/19A/1/134	03539720708749	25	17
25ABC	A-67	12	03/20D/1/256	03630713132108	16	77
31ABC	A-67	12	03/20D/1/250	03630713136201	16	77
32ABC	A-67	12	03/20D/1/249	03630713136167	16	77
4ABC	A-68	12	03/20D/1/291	03630713128689	16	77
4ABC	A-72	12	03/20D/1/183	03630717212714	16	77
5ABC	A-68	12	03/20D/1/290	03630713128723	16	77
5ABC	A-75	12	03/20D/1/158	03630717027485	16	77
7ABC	A-68	12	03/20D/1/288	03630713126777	16	77
7ABC	A-83	13	03/20B/1/487	03630718401160	63	336
88ABC	A-114	11	03/20A/2/18	03539608895729	10	5
8	A-1406	14	03/19A/1/89	03539720811211	25	17
8ABC	A-59	11	03/20A/2/120	03539720909488	10	5
8ABC	A-79	12	03/20D/1/111	03630717211191	16	77
89ABC	A-114	11	03/20A/2/19	03539608895774	10	5
90ABC	A-114	11	03/20A/2/20	03539608896638	10	5
9	1404	14	03/19A/1/147	03539720708536		
9	A-1405	14	03/19A/1/118	03539720709897	25	17
93ABC	A-114	11	03/20A/2/29	03539608896910	10	5
94ABC	A-114	11	03/20A/2/30	03539608895955	10	5
95ABC	A-114	11	03/20A/2/31	03539720804091	10	5
9ABC	A-68	12	03/20D/1/286	03630713125832	16	77
9ABC	A-79	12	03/20D/1/110	03630717211137	16	77
98ABC	A-114	11	03/20A/2/34	03539720805295	10	5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GREENMANTLE REAL ESTATE 18662 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

NICHOLAS CHARLES HAROS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30, Jan 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Andrew S. Temmel**
Late of the Township of Ross
Monroe County, Pennsylvania

WHEREAS, Letters Administration in the above-named estate have been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims or demands to present the same without delay to:

Stephanie E. Judd, Administratrix
633 Hill Ave.
Nazareth, PA 18064

PETERS, MORITZ, PEISCHL,
ZULICK, LANDES & BRIENZA, LLP
ATTORNEYS
1 SOUTH MAIN STREET
NAZARETH PA 18064

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BARNABAS ROCZEY**, of 594 Recreation Drive, Effort, Monroe County, Pennsylvania 18330, 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 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.

Brigitta Dorko, Executrix
594 Recreation Drive
Effort, PA 18330

William J. Reaser Jr., Esquire
111 North Seventh Street
Stroudsburg, PA 18360

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BARNABAS ROCZEY**, of 594 Recreation Drive, Effort, Monroe County, Pennsylvania 18330, 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 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.

Brigitta Dorko, Executrix
594 Recreation Drive
Effort, PA 18330

PR - Dec. 23, Dec. 30, Jan. 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BARNABAS ROCZEY**, of 594 Recreation Drive, Effort, Monroe County, Pennsylvania 18330, 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 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.

Brigitta Dorko, Executrix
594 Recreation Drive
Effort, PA 18330

PR - Dec. 23, Dec. 30, Jan. 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Darlene Larney**, late of Mount Pocono, Ross 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 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.

Christine J. Snyder, Administrator
401 West 24th Street #13
New York, NY 10011

MICHELLE F. FARLEY, ESQ.

P.O. Box 222
Cresco, PA 18326

PR - December 30, January 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Darline A. Dotter**, also known as **Darline Anne Dotter**, late of Smithfield 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 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.

Susan Longo, Administratrix
3370 Parker Lane
East Stroudsburg, PA 18301

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

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DONALD C. WAYNAR

Late of Canadensis, Monroe County, Commonwealth of Pennsylvania, deceased

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

Jeanne Haussler, Executrix
391 Route 447
Newfoundland, PA 18445
or to

Meagher Law Inc.
1018 Church Street
Honesdale, PA 18431

PR - Dec. 23, Dec. 30, Jan. 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **EVA STRUNK**, of 251 Cranberry Road, East Stroudsburg, Monroe County, Pennsylvania 18301, deceased

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

Joseph Strunk, Executor
129 Huston Avenue
Stroudsburg, PA 18360

William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **EVELYN R. BOLLINGER**, late of Eldred Township, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned who requests all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

Roy A. Bollinger and Kay L. Fenn
c/o 239 Kunkletown Road
Kunkletown, PA 18058
or their attorney:

James A. Wimmer, Esq.
Philip & Wimmer
419 Delaware Avenue
P.O. Box 157
Palmerton, PA 18071

PR - Dec. 23, Dec. 30, Jan. 6

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **GERTRUDE E. LOHMAN**, late of the Borough of Stroudsburg, County of Monroe, and State of Pennsylvania, deceased.

WHEREAS, Letters Testamentary in the above estate have been granted to Marie E. Lohman, Executrix, all persons indebted to the said estate are requested to make immediate payment and those having claims or demands to present the same without delay to her through her attorneys.

McFall, Layman & Jordan, P.C.
Attorneys at Law
134 Broadway
Bangor, PA 18013

PR - December 30, January 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JOAN V. RALL**, a/k/a **JOAN RALL**, a/k/a **JOAN VIRGINIA RALL**, of Smithfield Township, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named Estate having been granted to the undersigned, filed at No. 4516-0614, all persons indebted to the estate are directed to make immediate payment and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of Courts of Common Pleas of the Forty-Third Judicial District, Orphan's Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county

where notice may be given to Claimant.

Robert M. Maskrey Jr., Esquire
27 North Sixth Street
Stroudsburg, PA 18360
Executor

PR - Dec. 23, Dec. 30, Jan. 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Mark F. Ecker**, a/k/a **Mark Ecker**, late of 191 Manor Drive, Pocono Manor, Monroe County, Pennsylvania, deceased.

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

Cheryl Jones, Administratrix
c/o
Todd R. Williams, Esquire
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 - Dec. 30, Jan. 6, Jan. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **RICARDO J. TORRES**, a/k/a **RICARDO X. TORRES**, a/k/a **RICHARD J. TORRES**, a/k/a **RICHARD TORRES**, a/k/a **RICHARD X. TORRES**, late of Borough of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

PETER J. JOSEPH, Executor
50 Club Court
Stroudsburg, PA 18360

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

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **RICHARD A. PRIMROSE**, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Mark A. Primrose and Diane Primrose Nordmark,

Co-Executors
17 North Sixth St.
Stroudsburg, PA 18360
or to

Mark A. Primrose, Esquire
Primrose and Quigley
17 North Sixth St.
Stroudsburg, PA 18360

PR - Dec. 30, Jan. 6, Jan. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Shirley M. Christman**, late of 3221 North Fifth St., 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 their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Robert L. Christman II, Co-Executor
Jason Z. Christman, Co-Executor

c/o
David L. Horvath, Esquire
712 Monroe Street
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **WILLIAM M. VISKUP**, late of Effort, Monroe County, PA. Deceased as of Oct. 30, 2016.

Letters Testamentary on the above estate have been granted to the undersigned on Nov. 23, 2016.

All persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to: Elizabeth J. Panik and Viera A. Engstrom, c/o John J. McGee, Esq., 400 Spruce St., Suite 302, Scranton, PA 18503; telephone: 570-342-4944.

PR - Jan. 6, Jan. 13, Jan. 20

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Elsie Anna Hart, a/k/a Elsie Hart**, Deceased, late of Monroe County, who died on Oct. 29, 2016, to Robert D. Hart Sr., Executor.

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

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

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

PR - Dec. 30, Jan. 6, Jan. 13

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Max F. Haffner**, deceased, late of Monroe County, who died on November 29, 2016 to Jeannie Jennings, Executrix. All persons having claims against the estate are requested to present them in writing within 4 months and all persons indebted to the estate to make payment to in care of Jeannie Jennings, Executrix, 5427 Hunter Village Dr., Ooltewah, TN 37363.

PR - December 30, January 6, 13

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the ESTATE OF **ROBERT P. RYALL, DECEASED**, late of East Stroudsburg, PA, who died on November 25, 2016, to Ralph R. Ryall and Beverly A. McGrath, Personal Representatives. 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 - December 23, 30, January 6

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Elizabeth Blankespoor and Cynthia Serfas, co-executrices of the estate of **Myra Anne Serfas**, deceased, who died on Nov. 17, 2016.

Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the attorney noted above.

Elizabeth Blankespoor, Executrix
Cynthia Serfas, Executrix

Jeffrey A. Durney, Esquire
P.O. Box 536, Merchants Plaza
Tannersville, PA 18372-0536

PR - Dec. 23, Dec. 30, Jan. 6

PUBLIC NOTICE

**In The Court of Common Pleas
Monroe County
Civil Action - Law
No. 7686CV16
Notice of Action in
Mortgage Foreclosure**

Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff vs. Antoni Suszek & Danuta Suszek, Mortgage and Real Owners, Defendants

To: Antoni Suszek & Danuta Suszek, Mortgagors and Reals Owners, Defendants, whose last known address is 485 Alter Avenue f/k/a 2520 Alter Avenue, Pocono Summit, PA 18346. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Ditech Financial LLC f/k/a Green Tree Servicing LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 7686CV16, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 485 Alter Avenue f/k/a 2520 Alter Avenue, Pocono Summit, PA 18346, whereupon your property will be sold by the Sheriff of Monroe County. **Notice:** You have been sued in court. If you wish to defend against the claim

set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360, 570-424-7288 . Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.**
PR - Jan. 6

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION - LAW
Civil Action Number:
7158 CV 2016**

M&T Bank, Plaintiff vs. Michael D. Cooper, Defendant(s)
TO: Michael D. Cooper, Defendant, whose last known address is 815 Lower Mountain Drive, Effort, PA 18330.

You have been sued in mortgage foreclosure on premises: 815 Lower Mountain Drive, Effort, PA 18330 based on defaults since April 1, 2016. You owe \$173,464.46 plus interest.

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.**

Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; (570) 424-7288; monroebar.org

STERN & EISENBERG, P.C.
Atty. for Plaintiff
The Shops at Valley Sq.
1581 Main St., Ste. 200
Warrington, PA 18976
(215) 572-8111

PR - Jan. 6

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 7248 CV 2016
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. Jeannie Cruz and Jose Cruz a/k/a Jose A. Cruz, Defendants

TO: Jeannie Cruz, Defendant, whose last known address is 3928 Nottingham Way f/k/a 299 Nottingham Way, East Stroudsburg, PA 18302.

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC 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 NO. 7248 CV 2016, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3928 Nottingham Way f/k/a 299 Nottingham Way, East Stroudsburg, PA 18302, 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., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570.424.7288. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.**
PR - Jan. 6

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 8770-CV-2016
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

LSF9 Master Participation Trust, c/o Caliber Home Loans, Inc., Plaintiff vs. Euphemia Pierce, Individually, and as Known Heir of Thomas D. Pierce and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming Right, Title or Interest From or Under Thomas D. Pierce, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming Right, Title or Interest From or Under Thomas D.

Pierce, Defendant(s), whose last known address is 853 Scott Street, Stroudsburg, PA 18360.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, LSF9 Master Participation Trust, c/o Caliber Home Loans, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to NO. 8770-CV-2016, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 853 Scott Street, Stroudsburg, PA 18360, 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., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570.424.7288. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.**

PR - Jan. 6

PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2015-08095

Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff vs. Oksana Petryna, Defendant

NOTICE

TO: **Oksana Petryna**, Defendant, whose last known address is Lot 12, Sec. 5, Winona Lakes, East Stroudsburg, PA 18304 n/k/a 2630 Huck Lane, East Stroudsburg, PA 18302.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at Lot 12, Sec. 5, Winona Lakes, East Stroudsburg, PA 18304 n/k/a 2630 Huck Lane, East Stroudsburg, PA 18302, is scheduled to be sold at Sheriff's Sale on **February 23, 2017 at 10:00 A.M.**, Monroe County Courthouse, Stroudsburg, PA to enforce the court judgment of \$249,975.56, obtained by Ditech Financial LLC f/k/a Green Tree Servicing LLC (the mortgagee). Property Description: Prop. sit in the Township of Middle Smithfield, Monroe County, PA. CONTAINING: 44,186 square feet, more or less. BEING prem.: Lot 12, Sec. 5, Winona Lakes n/k/a 2630 Huck Lane, East Stroudsburg PA. Tax Parcel: #09/6D/2/23. Pin: #09-7334-02-89-4475. Improvements consist of residential

property. Sold as the property of Oksana Petryna.

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at 3 p.m., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Gregory Javardian, Atty. for Plaintiff
1310 Industrial Boulevard, 1st Fl., Ste. 101, Southampton, PA 18966; 215-942-9690
PR - Jan. 6

PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 4928 CV 2015

Wells Fargo Bank, NA, Plaintiff vs. Cesar A. Mera Onate and Lilly H.M. Mera, Defendants

NOTICE

TO: **Cesar A. Mera Onate and Lilly H.M. Mera**, Defendants, whose last known address is 1373 Winding Way, Tobyhanna, PA 18466.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 1373 Winding Way, Tobyhanna, PA 18466, is scheduled to be sold at Sheriff's Sale on February 23, 2017 at 10:00 A.M., at Monroe County Courthouse, Stroudsburg, PA, to enforce the Court Judgment of \$140,710.15 obtained by Wells Fargo Bank, NA against you. Property Description: Prop. sit in the Township of Coolbaugh. BEING prem.: 1373 Winding Way, Tobyhanna, PA 18466. Tax Parcel: 3/9D/1/124. Improvements consist of residential property. Sold as the property of Cesar A. Mera Onate and Lilly H.M. Mera. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by 2 p.m. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at 3 p.m., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kim & Associates, LLC, Attys. for Plaintiff
Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053
215-942-2090

PR - Jan. 6

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 10528-CV-2014**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3

v.
ALLISON J. FARMER

**NOTICE TO: ALLISON J. FARMER
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 1027 CHIPPERFIELD DRIVE, STROUDSBURG, PA 18360-1145

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 17/13/1/37
TAX PIN: 17-6391-04-80-9804

Improvements consist of residential property.
Sold as the property of ALLISON J. FARMER
Your house (real estate) at 1027 CHIPPERFIELD DRIVE, STROUDSBURG, PA 18360-1145 is scheduled to be sold at the Sheriff's Sale on 2/23/2017 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$148,822.71 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 6

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 5768-CV-2015**

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT2

v.
CESAR M. GONZALEZ, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA GONZALEZ, KIM GONZALEZ, IN HER CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ, CESAR M. GONZALEZ, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GONZALEZ, DECEASED

NOTICE TO: CESAR M. GONZALEZ, in his capacity as Administrator and Heir of the Estate of BARBARA GONZALEZ

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

Being Premises: 313 WATERCREST AVENUE a/k/a 554 WATERCREST AVENUE, EFFORT, PA 18330-7751

Being in POLK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 13/9A/1/313
TAX PIN: 13-6320-03-33-6335

Improvements consist of residential property.
Sold as the property of CESAR M. GONZALEZ, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA GONZALEZ, KIM GONZALEZ, IN HER CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ, CESAR M. GONZALEZ,

JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GONZALEZ, DECEASED

Your house (real estate) at 313 WATERCREST AVENUE a/k/a 554 WATERCREST AVENUE, EFFORT, PA 18330-7751 is scheduled to be sold at the Sheriff's Sale on 2/23/2017 at 10:00 AM at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$244,409.48 obtained by WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT2 (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 6

**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 9459 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.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, tract or piece of land situated in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

Lot 10, Block 1407, Section 14, of the Arrowhead Lakes Subdivision, Coolbaugh Township, Monroe County, Pennsylvania, shown on a final subdivision Map of Section 14 of the Arrowhead Lakes Subdivision as shown and recorded in the Office of the Recording of Deeds and for Monroe County, Stroudsburg, Pennsylvania, Monroe County Plot Book 25 at Page 17.

Tax Code No. 03/19A/1/74

PIN No. 03539720813277

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Tobyhanna, County of Monroe, State of Pennsylvania, more particularly described as follows:

Lots 1ABC, Block A-102, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Three, Tobyhanna Township, Monroe County, Pennsylvania, dated August 1964, 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 15 on December 16, 1968. Also known as Lot 1, Block 102, Section 3.

Tax Code No. 19/17A/2/46

PIN No. 19539611762947

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

Lot 3ABC, Block A-114, 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. Also known as Lot 3,

Block 114, Section 5.
Tax Code No. 19/17C/1/129
PIN NO. 19539611672499

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, more particularly described as follows:

Lot 3 ABC, Block A-59, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Eleven, Coolbaugh Township, Monroe County, Pennsylvania, dated April 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 10, Page 5, on June 2, 1965. Also known as Lot 3, Block 59, Section 11.

Tax Code No. 03/20A/2/214
PIN NO. 03630717002212

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, more particularly described as follows:

Lot 3, Block 60, Section 11, Arrowhead Lake Development, which lot is set forth and described on the subdivision plan for the above section as filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Map Book 9, Page 181, on May 4, 1965, which was re-recorded in Map Book 10, Page 5, on June 2, 1965. Also known as Lot 3ABC, Block A-60, Section 11.

Tax Code No. 0/20A/2/219
PIN NO. 03539608998995

ALL THAT CERTAIN piece, parcel and tract of land situate and being in the Township of Tobyhanna, County of Monroe, State of Pennsylvania, more particularly described as follows:

Lot 4ABC, Block A-114, 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. Also known as Lot 4, Block 114, Section 5.

Tax Code No. 19/17C/1/130
PIN NO. 19539611673455

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

Lot 3, Block 66, Section 11, Arrowhead Lake Development, which lot is set forth and described on the subdivision plan for the above section as filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Map Book 9, Page 181, on May 4, 1965, which was re-recorded in Map Book 10, Page 5, on June 2, 1965.

Tax Code No. 03/20A/2/155
PIN NO. 03539720918044

ALL THAT CERTAIN lot and parcel of land situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, more particularly described as follows:

Lot 7, Block 2001, Section 20, Coolbaugh Township, Monroe County, Pennsylvania, in the Arrowhead Lake Development which Lot is set forth and described on the subdivision plan which is filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, at Deed Book Volume 1599, Page 231.

Tax Code No. 03/19C/1/205
PIN NO. 03630713146170

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GREENMANTLE RESORT PROPERTIES 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
NICHOLAS CHARLES HAROS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9294 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or piece of land situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a pipe at the northwesterly corner of the larger tract of which this was formerly a part; thence by lands of Ray Price South 67 degrees East 177.78 feet to a pipe; thence by other lands of Carl W. Anderson and wife, the grantors herein, of which this tract was formerly a part South 9 degrees West 448.55 feet to a pipe; thence by the same North 70 degrees 59 minutes West 177.34 feet to a pipe in line of lands of Naomi Cottages; thence by said lands of Naomi Cottages and by lands of Isaac Siglin North 19 degrees East (at 290.21 feet passing over a pipe) 460.81 feet to the place of beginning. Containing 1.84 acres, more or less.

THERE is also granted to the grantees herein, their heirs and assigns, in common with the grantors, their heirs and assigns, over and across an existing driveway which passes through remaining lands of grantors being approximately twelve (12) feet in width and extending in a northeasterly direction to a point approximately one hundred thirteen (113) feet North of the northerly side of a private road leading from lands of the grantors herein to Pennsylvania Highway #390, at which point said driveway extends in a northwesterly direction to the tract being conveyed herein.

BEING the same premises which Frank P. Conti and Grace M. Conti, his wife, by their corrective deed dated January 8, 2002, and recorded March 15, 2002, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2117, page 5222, granted and conveyed unto Peter M. Conti, Sr. and Frank S. Conti and Gabriella Rose Bacon, also known as Gabriella Rose conti, each an undivided one third interest, as tenants in common.

AND the said Frank S. Conti died July 25, 2012, leav-

ing a Last Will and Testament dated April 19, 2012, duly filed in the Office of the Register of Wills in and for the County of Monroe, to No. 4512-0493, wherein he did nominate, constitute and appoint Kathy Conti, Executrix, to whom Letters Testamentary were granted on September 13, 2012.

Donald Bacon joins in the execution of this deed to convey any interest he may have in this property through his marriage to Gabriella Rose Bacon.

TOGETHER with and 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.

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

AND THE GRANTORS will warrant specially the property hereby conveyed

Improved Lot - Residential dwelling

Tax Parcel No.: 1/15/1/65-1

Pin No.: 01638701372765

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEIHAI XIE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5025 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. R 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 Residen-

tial 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 with Alex D. Oris and Edna M. Oris, by deed dated August 18, 2009 and recorded October 2, 2009 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2360 at Page 6250 granted and conveyed unto St. Hamm Management, LLC.

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

And

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 42 of Unit No. R 27, 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 L. D'Ambrosio and Susan A. D'Ambrosio, by deed dated May 6, 2009 and recorded June 5, 2009 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2354 at page 4652 granted and conveyed unto St. Hamm Management, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ST. HAMM MANAGEMENT, 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. DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8892 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
 AT 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) 41 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. R92, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phased IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Joseph Mimnaugh and Michaele Mimnaugh, his wife, by deed dated January 5, 2007, and recorded on January 17, 2007 in Record Book Volume 2293 at Page 9177 granted and conveyed unto Resorts Access Network, LLC. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

And AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 30 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. R44, 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 Nate F. DeLisi and Sharon E. DeLisi, his wife, by deed dated October 19, 2008, and recorded on December 22, 2008 in Record Book Volume 2346 at Page 6031 granted and conveyed unto Resorts Access Network, LLC. Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RESORTS ACCESS NETWORK, LLC

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7758 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
 AT 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. 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. DV-80D 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 A. Rapaport and Sandra F. Rapaport, by deed dated April 24, 2012 and recorded on May 21, 2012 in Record Book Volume 2402 at Page 7298 granted and conveyed unto Fred Stilwell.

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

BEING PART OF an undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 1 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-126 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 Olenick and Susan Olenick, by deed dated July 18, 2012 and recorded on October 2, 2012 in Record Book Volume 2408 at Page 8936 granted and conveyed unto Fred Stilwell.

Being part of Parcel No. 16/3/3/3-1-126 and Pin No. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRED STILWELL

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9608 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.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. 16 of Unit No. RT-17, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Freddie A. Allen and Vivian J. Sanders, by deed dated May 2, 2011 and recorded on May 5, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2386 at Page 2247 granted and conveyed unto Real Time Vacations, LLC.

Being Parcel No. 16/88016/U17 and Pin No. 16732102588018

AND

ALL THAT CERTAIN interest in land situated in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 18 of Unit No. RT-109, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Marshall James Scroggins a/k/a Marshall J. Scroggins and Joanne Carlitta Scroggins a/k/a Joanne C. Scroggins, by deed dated May 20, 2011 and recorded on May 26, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2387 at Page 890 granted and conveyed unto Real Time Vacations, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REAL TIME VACATIONS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5039 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.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. 33 of Unit No. R 29, 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 August 1, 2005 and recorded August 12, 2005 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2236 at Page 540 granted and conveyed unto Oswald St. Clair Tomlinson and Joyce Tomlinson.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OSWALD ST. CLAIR TOMLINSON

JOYCE TOMLINSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4997 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.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. 49 of Unit No. R 23, 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 May 10, 2005 and recorded May 17, 2005 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2225 at Page 7796 granted and conveyed unto Efrain Santiago and Michael Morales.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EFRAIN SANTIAGO
 MICHAEL MORALES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania
JEFFREY DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4633 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. R 14, 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 March 13, 2002 and recorded April 17, 2002 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2119 at Page 8588 granted and conveyed unto Arsenio Moncion and Arquire Moncion.

Being part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ARSENIO MONCION AND
 ARQUIRE MONCION**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 791 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 37 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. R 152, 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., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor 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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELMER E. YEARWOOD
JOAN D. YEARWOOD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7260 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. 19 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 29D 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 Fairway House Property Owners Association, by deed dated June 1, 2009 and recorded on June 11, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2354, at Page 8282, granted and conveyed unto Kevin Mullarkey, Marie A. Mullarkey, Heather Ann Mullarkey and Kimberly Mullarkey.

Being part of Parcel No. 16/4/1/48-29D and Pin No. 16732102889116B29D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEVIN MULLARKEY
MARIE A. MULLARKEY
HEATHER ANN MULLARKEY
KIMBERLY MULLARKEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 159 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 116, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated February 2, 1990 and recorded on March 30, 1990 in Record Book Volume 1729 at Page 703 granted and conveyed unto Alburn Clements, Addie L. Clements, his wife and Jacqueline Brown.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALBURN CLEMENTS
ADDIE L. CLEMENTS
JACQUELINE BROWN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4267 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.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. 43 of Unit No. R 15, 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, 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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARK G. BISSELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4256 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.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. R 36, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME Premises which Samuel E. Biondi and Mary J. Biondi, by deed dated November 19, 2010 and recorded December 1, 2010 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2379 at Page 6413 granted and conveyed unto Cynthia Barkas.

Being part of Parcel No. 16/2/1/1-7-9C and Pin No. 16732102679266

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CYNTHIA BARKAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9308 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 18 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 47, 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 19, 1998, and recorded on February 27, 1998 in Record Book Volume 2045 at Page 3831 granted and conveyed unto Ida Williams and Alfonso Williams.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

IDA WILLIAMS

ALFONSO WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 869 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 21 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 152, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated August 17, 1988 and recorded on October 13, 1988 in Record Book Volume 1646 at Page 37 granted and conveyed unto Anthony Ramoska and Mildred M. Ramoska. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY RAMOSKA
MILDRED M. RAMOSKA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 786 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. R 148, 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 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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4424 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.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. R 22, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Jerry J. Green and Mildred A. Greed, by deed dated September 13, 2005 and recorded September 21, 2005 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2240 at Page 7902 granted and conveyed unto John Kilbride.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 787 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 31 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 155, 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, 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 United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated July 10, 1991 and recorded on October 29, 1991 in Record Book Volume 1800 at Page 0444 granted and conveyed unto Enrique Joseph and Gloria H. Joseph.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ENRIQUE JOSEPH AND
GLORIA H. JOSEPH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5702 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED ONE fifty-second (1/52) co-tenancy interest being designated as Time Period No. 20 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-103 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 Taylor Tours, LLC, by deed dated June 24, 2010 and recorded on June 25, 2010 in Record Book Volume 2372 at Page 5221 granted and conveyed unto Lillie Mae Hines, Carolyn Ann Sheffield and Shelitta Diane Sheffield.

Being part of Parcel No. 16/3/3/3-1-103 and Pin No. 16733101090620B103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LILLIE MAE HINES
CAROLYN ANN SHEFFIELD AND
SHELITTA DIANE SHEFFIELD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2015 CIVIL 8392, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 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 6C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, by deed dated December 2, 1975 and recorded on February 8, 1976 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 682, at Page 336, granted and conveyed unto Robert J. Smallacombe and Theresa F. Smallacombe.

Being part of Parcel No. 16/4/1/48-6C and Pin No. 16732102879739B6C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT J. SMALLACOMBE
THERESA F. SMALLACOMBE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 477 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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 and Commonwealth of Pennsylvania, shown and designated as Unit No. 81F 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 Walter H. Privett and Patricia M. Privett, by deed dated November 18, 1992 and recorded on January 11, 1993 in Record Book Volume 1868 at Page 410 granted and conveyed unto Terri Patrice Privett a/k/a Terry Patrice Bunting.

Being part of Parcel No. 16/3/3/3-1-81F and Pin No. 16732102996329B81F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TERRI PATRICE PRIVETT A/K/A
TERRY PATRICE BUNTING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6724 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. 24 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 3A 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 William F. Grennon and Jeanne M. Grennon, his wife, by deed dated September 6, 2002 and recorded on September 26, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2132, at Page 5174, granted and conveyed unto Deral T. Ingram and Eyerusalem Ingram.

Being part of parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DERAL T. INGRAM, SR.
EYERUSALEM INGRAM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3733 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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 Middle Smithfield**, County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 311 on a certain subdivision of Winona Lakes, Stony Hollow Village, American Landmark Corporation Owner and Developer, Middle Smithfield Township, Monroe County and Lehman Township, Pike County, Pennsylvania dated April 10, 1973 and revised April 23, 1973, prepared by Edward C. Hess Associates, Stroudsburg, Pennsylvania, Scale 1" - 100' on file in the Recorder's Office, Stroudsburg, Pennsylvania in Plot Book Volume 19, page 53, and in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Volume 11, Page 31.

Containing 46,251 square feet, more or less.

Tax Code No. 9/4F/1/63

PIN NO. 09-7345-03-33-5933

a/k/a 7117 Hillbrow Court North, Winona Lakes, Middle Smithfield Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VALERIE FOSTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICHOLAS CHARLES HAROS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8708 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 44 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. R51, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 9, 1985 and recorded on May 31, 1985 in Record Book Volume 1447 at Page 377 granted and conveyed unto Robert E. Ford, Jr. and Althea Ford.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT E. FORD, JR. AND
ALTHEA FORD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7790 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. 15 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-102 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 Celeste A. Green and Dwayne A. Green, by deed dated November 15, 2012 and recorded on May 30, 2013 in Record Book Volume 2420 at Page 9072 granted and conveyed unto Woodrow R. Wilson, Jr.

Being part of Parcel No. 16/3/3/3-1-102 and Pin No. 16733101090547B102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WOODROW R. WILSON, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 873 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 146, 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 Beverly Harrington, by deed dated December 2, 2008 and recorded on January 15, 2009 in Record Book Volume 2347 at Page 5174 granted and conveyed unto Vacation Network, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATION NETWORK, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7785 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 25 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 74, 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 Michele Cummings f/k/a Michele Franzoni by deed dated August 30, 2012 and recorded on September 11, 2012 in Record Book Volume 2407 at Page 9515 granted and conveyed unto Star Point, LLC.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STAR POINT, LLC**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 837 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 144, 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 Fred Scala and Nancy Scala, by deed dated December 9, 1998 and recorded on April 20, 1999 in Record Book Volume 2062 at Page 6520 granted and conveyed unto Fred Scala.

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

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 852 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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) 47 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 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 William R. Salinsky, the same person and Rita A. Salinsky, by deed dated March 20, 2006 and recorded on November 21, 2006 in Record Book Volume 2288 at Page 3467 granted and conveyed unto William R. Salinsky. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM R. SALINSKY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6571 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. 39 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 43A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Carole K. Franzoso, surviving spouse of Benedict D. Franzoso, by Chad Newbold, attorney in fact, by deed dated November 2, 2009 and recorded on November 5, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2362, at Page 1768, granted and conveyed unto Stanley Krol. Being part of Parcel No. 16/4/1/48-43A and Pin No. 16732102885184B43A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STANLEY KROL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10319 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 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. 39 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 35D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Helen M. Sheedy, 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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SERAFIN COLON
EDNA COLON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 872 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 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) 50 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 128, 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 David Livingston, by deed dated July 17, 2009 and recorded on July 29, 2009 in Record Book Volume 2357 at Page 5530 granted and conveyed unto TVC, Inc.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8649 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 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. 8 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 23 A 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 Peter G. Ford, by deed dated May 28, 2011 and recorded on June 28, 2011 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2388, at Page 3304, granted and conveyed unto Armando Chico, Jr.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ARMANDO CHICO, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7223 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the 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 24B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated August 15, 1996 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2029, at Page 6561, granted and conveyed unto Colette V. Allen.

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

Pin No. 16732102889017B24B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

COLETTE V. ALLEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9734 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 18 in that certain piece 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 33A 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 Dennis L. Rudisill and Christine M. Rudisill, by deed dated July 19, 2010 and recorded on July 20, 2010 in Record Book Volume 2373 at Page 4868 granted and conveyed unto Sun and Sand Travel Group, LLC.

Being part of Parcel No. 16/4/1/48-33A and Pin No. 16732102888101B33A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUN AND SAND TRAVEL GROUP, 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 on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1664 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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

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

BEGINNING at a point in the public road leading from Canadensis to Newfoundland known as Route 290, the beginning corner of the whole tract of which this tract is a part, thence extending through the bed of Route 290 South 6°51'10" East, 24.75 feet to a point; thence leaving Route 290 and extending South 32°39'50" West, 156.75 feet to a pipe; thence extending South 20°51'30" West, 363 feet to a pipe; thence South 34°42'35" East, 103.13 feet to a high stone; thence extending North 48°50'25" East, 280.7 feet to a spike in the bed of Route 290; thence extending in the bed of Route 290 South 20°52'35" East, 276.28 feet to a spike; thence leaving Route 290 and extending North 71°7'25" East, 181.5 feet to a pipe; thence extending South 67°33'10" East, 419.73 feet to a pipe; thence extending South 23°36'5" West, 587.46 feet to a pipe; thence extending South 23°36'5" West, 587.46 feet to a pipe; thence extending North 67°22'45" West, 666.62 feet to a spike in the bed of Route 290; thence leaving Route 290 and extending North 67°15' West, 223.77 feet to a monument; thence extending North 67°23' West, 589.3 feet to a monument; thence extending North 67°44' West, 271.57 feet to a pile of stones; thence extending North 21°58' East, 202.35 feet to stones; thence extending North 21°38'30" West (at 867.4 feet passing an iron pipe), 883.03 feet to a point in the center line of Township Road No. 581; thence extending in the center line of Township Road No. 581 the following five courses and distances: (1) North 76°54' East, 155.1 feet; (2) North 66°43' East, 147.35 feet; (3) North 79°47' East, 130.16 feet; (4) South 86°10' East, 180.67 feet; (5) South 76°34' East, 341.88 feet to a point at the intersection of the center line of Township Road No. 581 with center line of Route 290; thence extending in the bed of Route 290 North 15°47' East, 308.29 feet to a point; thence leaving Route 290 and extending South 70°53'2" East (at 24.07 feet and at 77.62 feet passing iron pipes), 90.75 feet to a point in middle branch of Brodheads Creek; thence extending South 15°5'24" West, 491.79 feet to a drill hole in a

rock; thence extending south 83°8'50" West, 67.65 feet to the place of BEGINNING.

CONTAINING 41.6 acres more or less.

Being the same premises which Arthur H. Houseknecht and Medelina S. Houseknecht, by their deed dated August 10, 1972, and recorded August 10, 1972 in Deed Book 423, page 380 granted and conveyed to Mark F. Moran and Mary Moran, husband and wife, in fee.

Mark F. Moran having departed this world on July 23, 2000, by operation of law Mary Moran, Grantor herein, is seized of the entire property.

EXCEPTING AND RESERVING thereout and therefrom by deed dated September 7, 1961, and recorded September 15, 1961, in the aforementioned Office in Deed Book Vol. 286, Page 499, wherein the Grantors, Richard G. Rude and Elizabeth Rude, his wife, granted and conveyed unto Edward R. Magner and Sarah V. Magner, his wife, the following:

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

BEGINNING at a spike in the middle of the public road leading from Canadensis to Newfoundland known as Route 290; thence North 71°7'25" East, 179.05 feet to a pipe; thence South 67°33'10" East, 1,419.73 feet to a pipe, being the Northeastly corner of the whole tract of which this tract is a part; thence South 23°36'5" West, 587.46 feet to a pipe, being the Southeastly corner of the whole tract of which this tract is a part; thence North 67°25'55" West, 476.19 feet to a pipe; thence North 67°22'45" West 666.62 feet to a spike in the middle of the public road aforesaid; thence along said public road North 18°9'45" West, 614 feet to the place of BEGINNING.

BEING the same premises reflected on map of lands to be conveyed to Edward R. Magner by Richard G. Rude prepared by George E. Ferris, R.S., dated July 31, 1961

ALSO EXCEPTING AND RESERVING thereout and therefrom by deed dated May 5, 1972, and recorded May 5, 1972, in the aforementioned Office in Deed Book Vol. 417, Page 199, wherein Arthur H. Houseknecht and Medelina S. Houseknecht, his wife, granted and conveyed unto Elwood L. Felsburg and Irene M. Felsburg, his wife, the following:

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

BEGINNING at a point in the public road leading from Canadensis to Newfoundland known as Route 290 now Route 447; thence in and along said roadbed the following 2 courses and distances: (1) South 20°52'35" East, 276.28 feet; (2) South 18°21' East, 610.66 feet; thence leaving said roadbed North 67°15' West, 223.77 feet to a monument; thence North 67°23' West, 589.3 feet to a monument; thence North 67°44' West, 271.57 feet to a found pile of stones; thence through land of the Grantors herein, Arthur H. Houseknecht and Medelina S. Houseknecht; of which this was a part, North 53°55' East, 545.85 feet to a set iron pipe corner; thence South 34°42'35" East, 103.13 feet to a found high stone; thence North 48°50' 25" East, 288.71 feet to the place of BEGINNING.

CONTAINING 8.47 acres.

Further Excepting and Reserving thereout and therefrom by deed dated January 18, 2006 and recorded January 23, 2006, in the aforementioned Office in Deed Book Vol 2255, Page 4266, wherein the Grantors Jimmie I. Grotevant and Nancy E. Grotevant, his wife, granted and Conveyed unto Thomas M. McCain, the Following:

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

BEGINNING at an iron pipe, from which a stone corner bears South 34°37'16" East distant 102.11 feet,

said point being a common corner to lands of Thomas M. McCain, lands of Pennsylvania Power & Light Company, and lands of Jimmie L. Grotevant and Nancy E. Grotevant, his wife, as shown on a plan entitled, "Final Minor Subdivision, Jimmie L. Grotevant and Nancy E. Grotevant, h/w, Barrett Township, Monroe Co., PA", revised July 6, 2005 as prepared by Lawrence R. Bailey, Inc., Registered Surveyor, Stroudsburg, PA and being in Map File 77-214, thence,

1. By lands of said Jimmie L. Grotevant and Nancy E. Grotevant, his wife, North 34°37'16" West, 54.64 feet to a point in or near the center of the Middle Branch Brodhead Creek; thence,

By lands of Jimmie L. Grotevant and Nancy E. Grotevant, his wife, in or near the center of the Middle Branch Brodhead Creek the following nine courses and distances:

2. North 69°40'56" East, 26.49 feet to a point,
3. North 52°34'19" East, 15.40 feet to a point,
4. North 20°39'58" West, 34.79 feet to a point,
5. North 58°19'12" West, 57.89 feet to a point,
6. North 33°19'08" West, 49.31 feet to a point,
7. North 47°56'02" East, 121.40 feet to a point,
8. North 42°37'59" East, 85.67 feet to a point,
9. North 35°33'11" East, 53.14 feet to a point, and
10. North 45°22'58" East 164.65 feet to a point in said creek, said point lying within the right of way of Pennsylvania Traffic Route 447 under a bridge; thence,
11. Leaving said road and partially in said creek by lands of Thomas M. McCain South 32°40'00" West, 156.75 feet to an iron pipe; thence,
12. By lands of said Thomas M. McCain South 20°50'30" West (passing over an iron pipe at 162.95 feet), 362.70 feet to the place of BEGINNING.

CONTAINING 28,456 square feet, more or less.

BEING all of Parcel 1 on the above mentioned plan.

BEING THE SAME PREMISES WHICH Mary Moran, by Deed dated 2/28/2001 and recorded 3/1/2001 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2092, Page 353, granted and conveyed unto Jimmie I. Grotevant and Nancy E. Grotevant.

Jimmie I. Grotevant departed this life on May 25, 2010.

Improvements: Residential property.

Tax Code No. 01/25/2/34-1

Pin #01-6389-03-20-3105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY E. GROTEVANT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8679 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**

AT 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 TO LOT 2:

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

BEGINNING at an iron pin on line of lands of Camp Lindenmere, Inc., on the west end of a right of way forty feet in width leading westerly into lands of the grantors from Black Oak Drive North of Route T 537 between Tannersville and Misertown; Thence along the west end of the first mentioned right of way (Bearings from Magnetic Meridian of 1955) South twenty-eight degrees seventeen minutes fifty seconds West forty feet to a pin; thence by the same, in a southeasterly direction on a curve to the left having a radius of forty feet, forty-two and fifty-three one-hundredths feet to a pin; thence by Lot 1 South fifty-seven degrees twenty-three minutes West two hundred seventeen and eleven one-hundredths feet to a pin on line of lands of Emil Wagner, thence by lands of the said Emil Wagner North eighteen degrees forty-nine minutes forty seconds West three hundred eighty-nine feet to a found stone corner; thence by lands of the aforesaid Camp Lindenmere, Inc., South sixty-one degrees forty-two minutes ten seconds East three hundred seventy and six one-hundredths feet to the place of beginning.

CONTAINING one and two hundred forty-seven one-thousandths (1.247) acres, more or less.

AS TO PASSAGEWAY:

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

BEGINNING at a point on the west side of Black Oak Drive, the public road leading northerly from Route T 537 between Tannersville and Misertown, and from which point a found stone corner common to lands of Oak Hill Terrace and Camp Lindenmere, Inc., bears (Bearings from Magnetic Meridian of 1955) South seven degrees twenty minutes no seconds West distant nineteen and eight one hundredths feet; Thence along the west side of the said Black Oak Drive South six degrees thirty minutes no seconds West seventy-four and seventy-six one hundredths feet to a point on the east side of Lot 1, as shown on Plan of Lands owned and developed by Wilbur L. Hall dated July 29, 19778 and recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book 39, Page 71; thence by said Lot 1 the following three (3) courses and distances; 1. In a northwesterly direction, on a curve to the left having a radius of twenty-five feet, twenty-nine and seventy-six one hundredths feet to a point of tangency; 2. North sixty-one degrees forty-two minutes ten seconds West eighty-one and thirty-seven one hundredths feet to a point of curvature; 3. In a southwesterly direction, on a curve to the left having a radius of twenty-five feet, twenty-nine and forty one hundredths feet to a point of reverse curvature; thence by Lots 1 and 2 in a westerly direction, on a curve to the

right having a radius of forty feet, one hundred nine and eighty-seven one hundredths feet to an iron pin, a point of tangency; thence by said Lot 2 North twenty-eight degrees seventeen minutes fifty seconds East forty feet to a pin on line of lands of the aforesaid Camp Lindenmere, Inc.; thence by lands of the said Camp Lindenmere, Inc. and lands of the grantors South sixty-one degrees forty-two minutes ten seconds East (passing the first mentioned found stone corner at one hundred sixty-three and fifty-six one hundredths feet) one hundred sixty seven and fifty-four one hundredths feet to a point of curvature; thence by lands of the grantors in a northeasterly direction, on a curve to the left having a radius of ten feet, nineteen and fifty-one one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold F. Mooney, single and Kathleen M. Ryan, single, as joint tenants with the right of survivorship, by Deed from Stewart J. Almquist and Paulette Almquist, h/w, dated 08/08/2000, recorded 08/11/2000 in Book 2082, Page 6677.

Harold F. Mooney died on 07/29/2010, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

TAX CODE: 12/7/1/56-30

TAX PIN: 12637304714309

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 HAROLD F. MOONEY, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 124 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, JANUARY 26, 2017
AT 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 ONE:

ALL THAT CERTAIN lot, parcel or tract of land, lying situate and being in **Jackson Township**, Monroe County, Pennsylvania, being Lot 1, of a subdivision entitled "Minor Subdivision for Gary Heckman" prepared by B.T.T. Associates, Inc., dated 3/12/91 and found in the Monroe County Courthouse, located in Monroe County, Stroudsburg, Pennsylvania in Plat Book Volume 63, Page 269, and being more particularly described as follows:

BEGINNING at a point in the center line of Sherwood Forest Road, a common corner with Loraineschuler, said point, bearing North 71 degrees 40 minutes 17 seconds East 268.72 feet from the center line intersection with Megan Court as shown on said map thence,

1. Leaving Sherwood Forest Road along the common line with Schuler South 18 degrees 18 minutes 21 seconds East (passing a found iron pin at 20 feet and a set iron pin at 25 feet) 364.52 feet to an iron pin set at the corner of Lots 1 & 2 and in line of Schuler; thence,
2. Leaving lands of Schuler and running along the common line of Lots 1 & 2 South 71 degrees 40 minutes 17 seconds West 243.58 feet to an iron pin set at the corner of Lots 1 & 2 on the right-of-way line of Megan Court; thence,
3. Along said right-of-way North 18 degrees 19 minutes 43 seconds West (passing a set iron pin at 359.42 feet and a found pin at 364.42 feet) 384.42 feet to a point in the center line of Sherwood Forest Road; thence,
4. Along the center line of said road North 71 degrees 40 minutes 17 seconds East 243.72 feet to the point of beginning.

Containing 2.038 acres more or less (88,790 square feet more or less).

UNDER AND SUBJECT to conditions, restrictions and reservations as set forth in chain of title and on Plat Map.

PARCEL TWO:

ALL THAT CERTAIN lot, parcel or tract of land, lying situate and being in **Jackson Township**, Monroe County, Pennsylvania, being Lot 1, of a subdivision entitled "Minor Subdivision for Gary Heckman" prepared by B.T.T. Associates, Inc., dated 3/12/91 and found in the Monroe County Courthouse, located in Monroe County, Stroudsburg, Pennsylvania in Plat Book Volume 63, Page 269, and being more particularly described as follows:

Beginning at a pin, a common corner with Lot 1, thence

1. Running along a common line of Lot 1 & 2 North 71 degrees 04 minutes 17 seconds East 243.58 feet to a pin at the corner of Lots 1 & 2 and in line of lands of Loraine R. Schuler; thence
2. Running along the common line of Lot 2 and the lands of Loraine R. Schuler, South 18 degrees 18 minutes 21 seconds East 361.65 feet to a pin on the right-of-way line of a private street, said pin being the point of curvature, thence leaving lands of Schuler and running along said street the following two courses; thence
3. Running along a curve to the left having a radius of 225.00 feet an arc distance of 353.52 feet to a pin set at a point of reverse curve; thence
4. Along a curve to the right having a radius of 18.44 feet an arc distance of 28.97 feet to a pin set at the point of tangency, said pin being on the right-of-way of Megan Court; thence
5. Running along Megan Court and Lot 2 North 18 degrees 19 minutes 43 seconds west 118.12 feet to the place of beginning.

Containing 1.011 acres more or less (44,060 square feet more or less)

BEING known and numbered as 1269 Sherwood Forest Road, Stroudsburg, PA 18360.

BEING the same property conveyed to Idalina Gonzalez, single adult, who acquired title by virtue of a deed from Luz B. Nieves and Ezra Shayo, wife and hus-

band, dated September 10, 2004, recorded September 14, 2004, at Deed Book 2201, Page 9132, Monroe County, Pennsylvania records.

TAX CODE: 08/9/1/25-4, 08/111459

PIN NO: 08635000800422 &

08635000801186

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

IDALINA GONZALEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1009 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

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

Beginning at an iron pipe on the easterly side of North Courtland Street, the southwesterly corner of lands conveyed by Iva S. Holbrook, et al to Clarence W. Smith by Deed dated November 1, 1949 and recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in Deed Book Vol. 172, Page 584; thence by lands of Clarence W. Smith north 83 degrees 30 minutes east one hundred forty (140) feet to a nail; thence along the westerly side of Harris Street (formerly called alley A) south 6 degrees 30 minutes east forty-four and six tenths (44.6) feet to a nail at the intersection of the westerly side of Harris Street with the northerly side of Dear Street (formerly called Meyers Street) thence along the northerly side of Dear Street south 63 degrees 45 minutes west one hundred forty-eight and forty-seven one-hundredths (148.47) feet to cut in the concrete sidewalk; thence along the easterly side of North Courtland Street north 06 degrees 03 minutes west ninety-four (94) feet to the place of beginning. Being part of Lot No. 1, all of Lot No. 2 and part of Lot No.3 as shown on the map of the Thomas Stemple Property, recorded in Miscellaneous Book Vol. B, Page 656. Excepting and reserving however,

out of and from the above described premises, all that certain message and lot, tract, piece or parcel of land which H. Murray Abeloff, grantor herein, by his deed dated November 28, 1950 and recorded in the office in Deed Book Volume 179, Page 66, granted and conveyed unto Morton A. Barrow and Ruth L. Barrow, his wife, said lot being bounded and described as follows, to wit:

Beginning at a point at the intersection of the easterly side of North Courtland Street with northerly side of Dear Street; thence along the easterly side of North Courtland Street, north 6 degrees 30 minutes west fifty and three-tenths (50.3) feet to cut in the concrete sidewalk; thence by lands of H. Murray Abeloff, of which this lot was formerly a part, north 81 degrees 30 minutes east fifty-eight and eighty-two one-hundredths (58.82) feet to a pipe; thence by the same north 71 degrees 30 minutes east forty-seven and twelve one-hundredths (47.12) feet to a pipe; thence by the same north 83 degrees 48 minutes east (at twenty-four and three-hundredths (24.3) feet passing a pipe) thirty-five and fifteen one-hundredths 35.15 feet to a nail on the westerly side of Harris Street; thence along the westerly side of Harris Street north 6 degrees 30 minutes east twelve and fifty-two one-hundredths (12.52) feet to a nail at the intersection of the westerly side of Harris Street with the northerly side of Dear Street; thence along the northerly side of Dear Street south 63 degrees 54 minutes west one hundred forty-eight and forty-seven one-hundredths (148.47) feet to the place of beginning.

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

Title to said Premises vested in Thomas and Barbara Bourgeois by Deed from Albert M. Galucci, a married man dated September 3, 2004 and recorded on September 21, 2004 in the Monroe County Recorder of Deeds in Book 2202, Page 5914.

Being known as: 164-166 North Courtland Street, East Stroudsburg, PA 18301

Tax Parcel Number: 05-5/2/18/2

Tax Pin Number: 05730112853342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BARBARA BOURGEOIS
THOMAS BOURGEOIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8575 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a point on the westerly side of Post Hill Road (JT-570), a point in line of lands now or formerly of Gordon W. Krauss, as shown on a plan titled, Final Plan, Subdivision of Lands of Darwin W. Evans, Pocono Township, Monroe County, PA", dated revised 11/12/90, as recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in Plot Book Volume 63, page 120;

1) Thence along the westerly side of Post Hill Road, a street having a width of 33 feet along a curve to the left having a radius of 1016.50 feet, an arc length of one hundred seventy-six and twenty-nine one hundredths feet (176.29') (the chord being s26 16'11" W, 176.07') to a point

2) Thence leaving Post Hill Road and along Post Hill Court, North sixty-eight degrees forty-one minutes fifty-five seconds West, (N68 41'55" W) eight and fifty one-hundredths feet (8.50') to an iron pin;

3) Thence along the same, along a curve to the right having a radius of 25 feet, an arc length of thirty-eight and sixty-seven one-hundredths feet (38.67') (the chord being S 65 37'09" W 34.93) to an iron pin;

4) Thence along the northerly side of Post Hill Court, a street having a width of 50 feet, North seventy degrees three minutes forty-seven seconds West (N 70 03'47" W) one hundred forty and thirty one-hundredths feet (140.30') to an iron pipe filled with concrete, a corner common to Lot No. 5;

5) Thence along Lot No. 5 North nineteen degrees fifty-six minutes thirteen seconds East (N 19 56'13" E) three hundred sixty-nine and sixty-six one hundredths feet (369.66') to an iron pin;

6) Thence along lands now or formerly of Gordon W. Krauss, South twenty-eight degrees thirty-eight minutes twenty-one seconds East (S 29 38'21" E) Passing an iron pipe at 238.15") two hundred fifty-seven and sixty-six one-hundredths feet (257.66') to the place of BEGINNING.

BEING LOT NO. 6 on the above mentioned subdivision plan and part of lands as described in Deed Book Volume 1466, page 1319.

RESERVING therefrom a strip of land 8.5' in width adjacent to Post Hill Road for future road widening purposes as shown on the subdivision plan.

BEING the same premises which Clara Sansone, by indenture bearing date the day of December, 2002, and intended to be recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe, simultaneously herewith, granted and conveyed unto Anthony Cascio and Domenica Cascio, in fee.

Parcel # 12/88332
Pin # 12637404705262

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHELE CASCIO
ANTHONY CASCIO**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3913 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 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 two lots, tracts, pieces or parcels of land situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1 BEGINNING at a point in a dirt road an extension of Township Road No. 475, said point being distant eight hundred six and ninety-nine one-hundredths feet on a course of North sixty-eight degrees twenty-seven minutes East from the beginning corner of the larger tract of which this tract was formerly a part; **THENCE** running from said beginning corner in and along said road by lands of Wilson Dotter North sixty-eight degrees twenty-seven minutes East one hundred forty-eight and twenty-three one-hundredths feet to a point; **thence** by the same North sixty-eight degrees seventeen minutes East fifty-one and seventy-seven one-hundredths feet to a point; **thence** leaving said road by lands of Dale H. Learn and wife, the grantors herein, of which this lot was formerly a part South nineteen degrees four minutes East (at 27.37 feet passing over a pipe) six hundred thirty-nine and five one-hundredths feet to a pipe in line of lands of Jonathon Diebert; **THENCE** by said lands of Jonathon Diebert South sixty-eight degrees fifty-nine minutes West two hundred feet to a pipe; **thence** by said lands of Dale H. Learn and wife North nineteen degrees four minutes West (at 612.12 feet passing over a pipe) six hundred thirty-seven and twenty-five one-hundredths feet to the place of BEGINNING.

No. 2 BEGINNING at a point in a dirt road an extension of Township Road No. 475; **THENCE** in and along said road North sixty-eight degrees seventeen minutes East two hundred thirty-two and seventy-one one-hundredths feet to a point, a corner of lands of F.

LeRoy Long; thence leaving said road by said lands of F. LeRoy Long, South twenty degrees forty-nine minutes East (at 6.58 feet passing over a pipe) two hundred eight and thirty-eight one-hundredths feet to a pipe; thence by other lands of Dale H. Learn and wife, the grantors herein, of which this lot was formerly a part, South eighteen degrees forty minutes East four hundred thirty-five and two tenths feet to a pipe in line of lands of Jonathan Diebert; thence by said lands South sixty-eight degrees fifty-nine minutes West two hundred thirty-five feet to a pipe the southeast corner of other lands of Joseph J. Platckek the grantee herein; thence by said lands North nineteen degrees four minutes West (at 611.68 feet passing over a pipe) six hundred thirty-nine and five one-hundredths feet to the place of BEGINNING.

BEING THE SAME PREMISES which Judith E. Platckek n/b/m Judith E. Ray and William Edgar Ray, her husband, by deed dated 9/27/2007 and recorded 10/5/2007 in Book 2318 Page 304 conveyed to Michael J. Lopera, single.

Pin #: 08637100501812

Tax Code #: 08/1/2/5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. LAPERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10934 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**
AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 450 located on Blue Mountain Crossing, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 4A, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Page

259.

The said Estate Lot is assessed to Property I.D. No. 17/91161.

BEING part of the same premises which the Estate of Karl Hope, et al, by their deed dated January 13, 1993 and recorded January 14, 1993 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1868, Page 1224, granted and conveyed unto Blue Mountain Lake Associates, L.P., a Pennsylvania Limited Partnership, the Grantor.

Together With and Under and Subject to:

1. The reservations and covenants contained in the aforesaid deed from the Estate of Karl Hope, et al.
2. The provisions of that certain Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286 as further supplemented by virtue of a Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057 at Page 2132.

3. The provisions of that certain Cluster II (Estate Lot) Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1369 and as further supplemented by virtue of a Cluster II Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057 at Page 2138.

4. The provisions of the Notes and Restrictions contained on the Final Plans Blue Mountain Lake Subdivision Phase 4A, filed as aforesaid.

5. Utility, sight, slope and drainage easements of record or visible and appearing on the ground.

TITLE TO SAID PREMISES IS VESTED IN Genevieve Cadwell, an adult individual, by Deed from Blue Mountain Lake Associates, L.P., a Pennsylvania Limited Partnership, dated 06/30/2000, recorded 07/03/2000 in Book 2080, Page 9089.

TAX CODE: 17/91161

TAX PIN: 17730201290891

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GENEVIEVE CADWELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 501 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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 an iron in line of lands of Pocono Excavators, Inc., said iron being the most southerly corner of Lot 1 as shown on map entitled, 'Subdivision of lands of Clair R. Kephart', dated 8 July 1987 and revised 19 August 1987; thence along Lot 1, North fifty-one degrees, fifty-eight minutes thirty seconds East (passing an iron at 173.38 feet and passing an iron at 413.38 feet) 453.43 feet to an iron, the most westerly corner of Lot 4 as shown on said map; thence along Lot 4, South thirty-five degrees, two minutes thirteen seconds East 294.00 feet to a bolt in line of lands of Richard E. Besecker; thence along said lands of Richard E. Besecker, South forty-seven degrees, fifty-three minutes, fifty-five seconds West 149.95 feet to an iron pin; thence along the same, South forty-seven degrees, fifty-four minutes nineteen seconds West 198.25 feet to an iron in line of said lands of Pocono Excavators, Inc.; thence along said lands of Pocono Excavators, Inc., North fifty-three degrees, fifty-six minutes, thirty-two seconds West 331.02 feet to the place of **BEGINNING**. **CONTAINING** 2.823 acres, more or less Gross Area; 2.785 acres, more or less Net Area.

BEING Lot 3 as shown on said Map.

BEING part of the same premises which Wayne A. Little, by Deed dated the 29th day of August, 1980, and recorded in the Office for the Recording of deeds, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 29, 1980, in Deed Book Volume 1053, page 53, granted and conveyed unto Clair R. Kephart, one of the Grantors hereof, in fee.

TOGETHER with the right of ingress, egress and regress in common with others over strip of land forty feet in width extending from the northerly corner of the above described lot parallel to the northeasterly line of Lot 2 as shown on said map to Legislative Route No. 45075.

UNDER AND SUBJECT to the right of ingress, egress and regress in common with others over a strip of land forty feet in width extending 42.09 feet southeasterly along the division line between Lot 3 and Lot 4 as shown on said map.

Parcel Identification No: 11/5/2/28-6

Map #: 11-6375-02-96-3375

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 04/25/1988, recorded 05/24/1988 in Book 1619, Page 1154.

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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9223 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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 **Barrett Township**, Monroe County Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Westerly side of Pennsylvania Traffic Route 90, corner of the Barrett Township Tool Shed Lot, from which an angle iron fence post, corner of land now or formerly of Samuel Smith, bears North Ten degrees Forty-Five minutes West distant Two Hundred Thirty-Four and Forty-Four One Hundredths feet, thence along lands of said Barrett Township Tool Shed Lot and land now or formerly of George J. Smith North Eighty-Nine degrees Thirty-Seven minutes West one Hundred and Nineteen feet to an iron pipe in line of land now or formerly of said George Smith; thence along other land now or formerly of Louise Smith of which said lot was formerly a part; North Ten degrees Fifty-Six minutes West Eighty-Nine and Seventy-Two Hundredths feet to an iron pipe; thence along a public right-of-way South Eighty-Four degrees nine minutes East one Hundred Twenty-Two and Two-Tenths feet to an iron pipe in the said Traffic Route 90; thence in and along said Traffic Route 90 South Ten degrees Forty-Five minutes East Seventy-Six and Seventy-Two One-Hundredths feet to the place of beginning.

Containing .22 acres, more or less.

BEING THE SAME PREMISES which PHH Mortgage Corporation, by its Attorney-in-fact Coldwell Banker Residential Real Estate, Inc., by deed dated 9/27/2007 and recorded 10/10/2007 in Book 2318 Page 3164 conveyed to Anthony Cavalieri, a married man, and the said Anthony Cavalieri departed this life on 12/2/2013, vesting title solely in Diane Fuller Solely in Her Capacity as Heir of Anthony Cavalieri Deceased, Maria Cavalieri Solely in Her Capacity as Heir of Anthony Cavalieri Deceased, Patricia Baldwin Solely in Her Capacity as Heir of Anthony Cavalieri Deceased, Toni-Ann Nytko Solely in Her Capacity as Heir of Anthony Cavalieri Deceased and Nicholas

Cavaliere Solely in His Capacity as Heir of Anthony Cavaliere Deceased.

Pin #: 01638701057635

Tax Code #: 01/14/1/63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DIANE FULLER SOLELY IN HER CAPACITY AS HEIR OF ANTHONY CAVALIERI, DECEASED

MARIA CAVALIERI SOLELY IN HER CAPACITY AS HEIR OF ANTHONY CAVALIERI, DECEASED

PATRICIA BALDWIN SOLELY IN HER CAPACITY AS HEIR OF ANTHONY CAVALIERI, DECEASED

TONI-ANN NYTKO SOLELY IN HER CAPACITY AS HEIR OF ANTHONY CAVALIERI, DECEASED

NICHOLAS CAVALIERI SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY CAVALIERI 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

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1518 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN parcel or tract of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania designated as Parcel "D" on a minor subdivision of lands of Josephine A. Squires et al as recorded in the office for the recording of Deeds etc. in and for the County of Monroe at Stroudsburg in map file 61-113, bounded and described as follows, to wit:

Beginning at a point on the edge of said Sixteen and one-half feet from the center of Legislative Route 45014, said point being also a corner of lands now or formerly of Rudolph Kasak et ux, thence along the edge of and Sixteen and one-half feet from the center of the said L.H. 43014 the following courses, in a Northerly direction on a curve to the left with a radius of 516.50 feet for 31.13 feet, North 22 degrees 19'19" East 116.40 feet, North 26 degrees 22'32" East 95.47

feet, on a curve to the right with a radius of 133.50 feet for 99.27 feet and North 68 degrees 07'43" East 20.50 feet to a point, said point being also a corner of Parcel C, thence along said Parcel C and crossing the end of a private access drive serving Parcel C and Parcel D, south 21 degrees 52'17" East (at 225.05 feet passing a corner of parcel C) 308.65 feet to a point in line of remaining lands of Josephine A. Squires, of whose lands this tract was formerly a part thence along the said remaining lands of Josephine A. Squires and along a right-of-way of manufacturers Heat and Light Company, South 68 degrees 12'08" West 133.71 feet to a point, thence still along remaining lands of Josephine A. Squires, South 68 degrees 12'08" West 133.71 feet to a point, thence still along remaining lands of Josephine a. Squires, South 11 degrees 32'57" East 5.09 feet to a point, said point being also a corner of lands of Rudolph Kasak et ux, thence along lands of Rudolph Kasak et ux, South 89 degrees 12'08" West 175.15 feet to the place of beginning. Containing 1.212 acres.

BEING known and numbered as 340 Lower Lakeview Drive a/k/a 506 Lower Lakeview Drive, East Stroudsburg, PA 18302.

BEING the same property conveyed to Roy M. Squires, II who acquired title by virtue of a deed from Joseph R. Squires, Jr. and Ronda S. Squires, his wife, dated November 10, 1994, recorded November 19, 1994, in the Monroe County Clerk's/Register's Office in Deed Book 1981, Page 546.

TAX CODE: 09/116720

PIN NO: 09734404640824

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROY M. SQUIRES, II

A/K/A ROY SQUIRES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 855 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

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
 The Land Described Here is Situated in the State of Pennsylvania, County of Monroe, and is Described as follows:

ALL THAT CERTAIN lot or piece of land located in the Township of Price, County of Monroe and State of Pennsylvania more particularly described as follows: BEGINNING at a point on the southeasterly side of Legislative Route 45018, as shown on the map captioned below, said point being a corner common to Lots 24 and 42; Thence, leaving said road and partly along said Lot 24 South 64 degrees 24 minutes 37 seconds East 185.20 feet to a point; Thence, along a reserved area South 25 degrees 38 minutes 01 seconds West 256.11 feet to a point on the northerly side of a 50 foot wide access road; Thence, along said 50 foot wide access road North 64 degrees 21 minutes 59 seconds West 140.19 feet to a point; Thence, along the same in a northwesterly direction on a curve to the right having a radius of 36.86 feet an arc distance of 65.73 feet to a point on the southeasterly side of the aforementioned Legislative Route 45018; Thence, along said Legislative Route 45018 North 22 degrees 16 minutes 06 seconds East 138.81 feet to a point; Thence, along the same North 25 degrees 35 minutes 23 seconds East 91.70 feet to the point of beginning.

BEING THE SAME PREMISES which Augustine La Bella and Virginia D. La Bella, his wife, by deed dated 5/15/1979 and recorded 5/15/1979 in Book 949 Page 124 conveyed to Robert R. Marinellie and Jeannine G. Marinellie, his wife and the said Jeannine G. Marinellie departed this life on 12/29/1998 and the said Robert R. Marinellie departed this life on 8/29/2015, vesting title solely in Jonathan Marinellie solely in his capacity as heir of Robert R. Marinellie deceased, Larissa Marinellie, solely ion her capacity as heir of Robert R. Marinellie deceased and Michelle Marinellie, solely in her capacity as heir of Robert R. Marinellie deceased.

Pin #: 14730504625989

Tax Code #: 14/5/2/15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JONATHAN MARINELLIE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT R. MARINELLIE DECEASED

LARISSA MARINELLIE, SOLELY IN HER CAPACITY AS HEIR OF ROBERT R. MARINELLIE, DECEASED

MICHELLE MARINELLIE, SOLELY IN HER CAPACITY AS HEIR OF ROBERT R. MARINELLIE, 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
 Bary J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4142 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN piece of parcel of land, situate, lying and being in the Borough of Mt. Pocono , County of Monroe State of Pennsylvania, bounded and described as follows:

Beginning at point on the Easterly side of the Manor view avenue, a corner along of Lot No. 41 on herein-after described plotting of lots, running thence along said Lot No. 41, North 69 degrees 30 minutes East 150 feet to a post in a street or lane, 25 feet wide; thence along said street North 20 degrees 30 minutes West, 100 feet to a post, a corner also of Lot No. 44, thence along Lot No. 44, South 69 degrees 30 West, 150 feet to a post on the Easterly side of the Manor view avenue; thence along the Easterly side of Manor view avenue South 20 degrees 30 minutes East, 100 feet to a point or place of beginning.

Being Lots Nos. 42 and 43, Section a, seconds plan of lots, Montovision Park, Mount Pocono Realty Company, recorded in the office for recording Deeds, etc., for County of Monroe in Plat Book Volume 2, Page 221.

Parcel "B" - Beginning at the common corner of Lots Nos. 43 and 44 on the Easterly side of Manor view avenue, being North 20 degrees 30 minutes West, 800 feet from the intersection of the Easterly side of Manor view avenue and the Northerly side of Church Avenue, running thence along the Easterly side of Manor view avenue, North 20 degrees 30 minutes West, 50 feet to the common corner of Lots Nos. 44 and 45 on said Manor view avenue, thence along said Lot No. 45, now or late belonging to George W. Honsler, North 69 degrees 30 minutes East, 150 feet to the Westerly side of A street or lane 25 feet wide, thence along the Westerly side of said street or lane South 20 degrees 30 minutes East, 50 feet to the common corner of Lots Nos. 43 and 44 on said map. Thence along said Lot No. 43 nor or late property of John Watchom South 69 degrees 30 minutes West, 150 feet to the point or place of beginning.

BEING known and numbered as 437 Manorview Avenue, Mount Pocono, PA 18344.

BEING the same property conveyed to Delia Barksdale who acquired title by virtue of a deed from David Barksdale, dated March 26, 2012, recorded August 31, 2012, at Deed Book 2407, Page 5542, Monroe County, Pennsylvania records.

TAX CODE: 10/8/2/23

PIN NO: 10635507677940

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DELIA BARKSDALE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

from a POA will not be collected at the time of Sheriff's Sale."

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9329 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.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 piece, parcel or Lot of land situated in the Township of Chestnut-hill, County of Monroe, and State of Pennsylvania. Being Lot No. 4A as shown on a plat entitled "Preliminary and Final Plan, Ruth A. Serfass Estate Trust, Lot No. 3" recorded in Plot Book Volume 69, page 161, bounded and described as follows, to wit:

Beginning at a point in or near the centerline of Township Route No. 4232, Frable Road, being a corner of Lot No. 3A; thence, along Lot No. 3A South 78 degrees 56 minutes 24 seconds East (at 20.00 feet passing over an iron) 269.88 feet to an iron in line of lands of Donald G. Conklin; thence, along the lands of Donald G. Conklin South 10 degrees 01 minutes 14 seconds West (Magnetic Meridian) 134.17 feet to an iron in the Northerly side of a existing right-of-way, Lot No. 5A; thence, along the Northerly side of and existing right-of-way, Lot No. 5A the following two courses and distances:

(1) South 86 degrees 12 minutes 45 seconds West 118.97 feet to an iron;

(2) North 88 degrees 04 minutes 36 seconds West (at 170.08 feet passing over an iron) 190.65 feet to a point in or near the centerline of Township Route No. 432, Frable Road; thence, in and along Township Route 432, Frable Road the following two courses and distances:

(1) North 11 degrees 34 minutes 37 seconds East 162.51 feet to a point;

(2) North 11 degrees 03 minutes 36 seconds East 44.96 feet to the place of beginning.

Containing 1.1799 acres more or less.

BEING known and numbered as 798 Frable Road, Broheadsville, PA 18322

Being the same property conveyed to James A. Whyte and Amy L. Whyte, husband and wife who acquired title by virtue of a deed from James A. Whyte, a married man, dated June 6, 2013, recorded June 7, 2013, at Document ID 201314922, and recorded in Book 2421, Page 3207, Monroe County, Pennsylvania records.

TAX CODE: 2/92312

PIN NO:02625800631466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES A. WHYTE, SR. AKA

JAMES A. WHYTE AKA

JAMES WHYTE, SR.

AMY L. WHYTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9200 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

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

Beginning at a point in the centerline of Township of Road No. 440 (H.T.Y. Road), being a common corner of Lot No. 11 and Lot No. 12, as shown on a plan titled "Final Plan, Section 1, Century Village", dated April 20, 1987, and Recorded October 6, 1987, in Plot Book Vol. 59, Page 315; thence in and along said centerline of Township Road No. 440 south 10 degrees 40 minutes 34 seconds west 168.39 feet to a point; thence by Lot No. 13 north 79 degrees 19 minutes 26 seconds west 294.98 feet to an iron pin; thence by Lot No. 14 (Community Area) north 10 degrees 40 minutes 34 seconds east 168.39 feet to an iron pin; thence by the aforementioned Lot No. 11 south 79 degrees 19 minutes 26 seconds east 294.98 feet to the place of beginning.

Containing 1.140 acres of land, more or less. Being Lot No. 12 as shown on the above described plan.

Title to said Premises vested in Kenneth A. Edmondson and Mary E. Edmondson, husband and wife by Deed from Kenneth A. Edmondson and Mary E. Edmondson, husband and wife, individually and as trustee of the Kenneth A. Edmondson and Mary E. Edmondson revocable living trust dated November 5, 2002 and recorded on November 19, 2002 in the Monroe County Recorder of Deeds in Book 2137, Page 1784.

Being known as: RR5 Box 5148, n/k/a 169 Hty Road,

Kunkletown, PA 18058
 Tax Parcel Number: 13771/28-23
 Tax Pin Number: 13622700687655

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEITH A. EDMONDSON BELIEVED HEIR/ADMINISTRATOR OF THE ESTATE OF KENNETH EDMONDSON

TAMARA A. BERRIOS BELIEVED HEIR/ADMINISTRATOR OF KENNETH EDMONDSON

CHRISTINE K. EDMONDSON BELIEVED HEIR/ADMINISTRATOR OF THE ESTATE OF KENNETH EDMONDSON

UNKNOWN HEIRS/ADMINISTRATORS OF THE ESTATE OF KENNETH EDMONDSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4290 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, being designated as Lot 2, on a certain plan entitled "Final Plan for Pantelis A. Zervas, Stroud Township, Monroe Co., PA last revised February 28, 1989" prepared by Lawrence R. Bailey, Inc., Registered Surveyor, Stroudsburg, PA, said map being recorded in Plat Book Volume 61, on Page 66 and being more particularly described as follows:

BEGINNING at an iron pipe in line of lands of Charles J. Briebe, said pipe being the southeasterly corner of lands of Keith A. Fehr, et us., as shown on the above captioned plat; thence,

1) along lands of said Driebe South 05 degrees 15 feet 19 inches East 202.82 feet to an iron pin, a corner common to Lot 2 and lands of the Berean Bible Fellowship Church, Inc.; thence

2) along lands of said church South 62 degrees 06

feet 30 inches West 170.00 to an iron pin, a corner common to Lots 2 and 3; thence

3) along said Lot 3 North 17 degrees 54 feet 56 inches West 97.00 feet to an iron pin, a corner common to Lots 2 and 3; thence

4) along the same North 18 degrees 58 feet 24 inches East 78.31 feet to an iron pin, a corner common to Lots 1, 2 and 3; thence

5) along said Lot 1 (the southerly terminus of a 15 feet wide private access Street) and along lands of the aforementioned Keith A. Fehr, et ux., North 49 degrees 45 feet 28 inches East (passing over an iron pipe at 18.32 feet) 178.32 feet to the point of BEGINNING.

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 Pawel Koperski by deed from Pawel Koperski and Bernadette Koperski dated June 17, 2008 and recorded August 1, 2008 in Deed Book 2339, Page 7285.

Parcel No. 17/117628
 Pin No. 17639102650697

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAWEL KOPERSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1597 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 A.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 (2) certain tracts of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

1. **BEGINNING** at a corner in the middle of the Wooddale Road, said corner being North Fifty-eight degrees East two hundred and nine-tenths feet from the southernmost corner of land of prior Grantors; thence by land of prior Grantors, of which this was formerly a

part, North thirty-six degrees forty-two minutes West one hundred sixty-eight and eight-tenths feet to a stone corner; thence by the same North fifty-two degrees one minute East one hundred forty-six and eight-tenths feet to a stone corner; thence by the same, South forty degrees fifty minutes East one hundred sixty-three feet to a corner in the aforementioned road; thence in and along said road and by the same, South fifty degrees West one hundred fifty-nine and five tenths feet to the place of BEGINNING.

II. BEGINNING at a stone corner, the northwest corner of other land of Jacob Weidman and Roxie Weidman, his wife; thence by said other land of Jacob Weidman and Roxie Weidman, his wife; North fifty-two degrees one minute East one hundred forty-six and eight-tenths feet to a stone corner; thence by land to be conveyed to Chester A. Rinker North forty degrees Twenty-two minutes West eighty feet to a stone corner, thence by land of prior Grantors, of which this was formerly a part, South sixty degrees two minutes West one hundred forty-three feet to a stone corner; thence by the same South thirty-six degrees forty-two minutes East one hundred feet to the place of BEGINNING.

Containing 0.297 Acres, more or less.

BEING THE SAME PREMISES which Jose R. Rodriguez and Ysidra Rodriguez, his wife, by Deed dated 1/16/2004 and recorded 1/20/2004 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2179, Page 7499, granted and conveyed unto Allen Frost, married.

Tax ID #: 14/6/1/37

PIN #: 14-7304-04-50-3143

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALLEN C. FROST

A/K/A ALLEN FROST

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3057 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

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 situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 8, Section Two, as shown on "Plotting of Sierra View, Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey" recorded in Monroe County, Pennsylvania in Plot Book Volume 30, page 49.

BEING THE SAME PREMISES as Sovereign Bank, by Deed dated October 7, 1997, and recorded on October 21, 1997, by the Monroe County Recorder of Deeds in Deed Book 2041 at Page 1830, as Instrument No. 199728963, granted and conveyed unto Charles Pinkney.

AND THE SAID Charles Pinkney having departed this life on June 17, 2015, intestate, leaving as his only surviving heirs-at-law and next of king being: Qwana Nicole David; Desirae Davis; Charles Davis; and Steven Davis.

AND THE SAID Desirae Davis; Charles Davis; and Steven Davis, having all renounced their rights to administer the Estate of the Decedent.

AND THE SAID Qwana Nicole Davis was duly granted and Letters of Administration on July 7, 2015, by the Register of Wills of Monroe County under File No. 4515-0342, and was thereafter appointed as Administratrix of the Estate of Elzie Charles Pinkney a/k/a Charles Pinkney, Deceased.

WHEREBY TITLE TO THE PREMISES vested with Qwana Nicole Davis, Administratrix of the Estate of Elzie Charles Pinkney a/k/a Charles Pinkney, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 1226 Matthew Drive, Blakeslee, PA 18610.

ALSO BEING KNOWN AND NUMBERED AS 1226 N. Mountain Drive, Blakeslee, PA 18610.

PARCEL NO. 20/8J/1/58.

PIN 20632102851969

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

QWAN Nicole DAVIS,

ADMINISTRATRIX OF THE

ESTATE OF

ELZIE CHARLES PINKNEY A/K/A CHARLES

PINKNEY,

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

EDWARD J. MCKEE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8939 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.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 Eldred Township, Monroe County, Pennsylvania, designated as Lot No. 100 o the Kingswood Estates plan of lots, bounded and described as follows, to wit:

BEGINNING at a point in, Township Road T-36 1 at the intersection with Windsor Road at a corner common with Lot No. 39; thence along Township Road T-361 North 82 degrees 42 minutes West for a distance of one hundred fifty (150.00) feet to a point in said road at a corner common with Lot No. 108; thence along the line of Lot No. 108 North 06 degrees 48 minutes East for a distance of one hundred twenty-four and eight-tenths (124.80) feet to a wooden stake in the line of Lot No. 108 and at a corner common with Lot No. 101; thence along the line of Lot No. 101 South 82 degrees 42 minutes East for a distance of one hundred fifty (150.00) feet by way of a wooden stake at the edge of Windsor Road at a corner common with Lot No. 101 and in the line of Lot No. 39; thence along Windsor Road and along the line of Lot No. 39 South 06 degrees 48 minutes West for a distance of one hundred twenty-four and eight-tenths (124.80) feet to the place of **BEGINNING**. **CONTAINING** 18,708 square feet of land.

BEING THE SAME PREMISES which Martha Smith, widow, by deed dated 12/12/2001 and recorded 12/17/2001 in Book 2110 Page 9584 conveyed to David Mulligan, single and the said David Mulligan, single departed this life on 2/20/2015, vesting title solely in The Unknown Heirs of David Mulligan Deceased, Donna Mulligan Solely in Her Capacity as Heir of David Mulligan Deceased and David Mulligan Jr. Solely in His Capacity as Heir of David Mulligan Deceased.

Pin #: 06622620914452
Tax Code #: 06/10A/1/15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF

DAVID MULLIGAN, DECEASED

DONNA MULLIGAN SOLELY IN HER CAPACITY AS HEIR OF DAVID MULLIGAN, DECEASED

DAVID MULLIGAN, JR., SOLELY IN HIS CAPACITY AS HEIR OF

DAVID MULLIGAN, 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 un-

less exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2249 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot No. 66B, as shown on the Final Plan of the Minor Subdivision of El-Do Lake, Sections A and B, as recorded in File Number 58-68 in the Recorder of Deeds Office in and for the County of Monroe, located along the easterly side of twenty (20) feet wide Maple Lane, in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at an iron pin along the easterly side of twenty (20) feet wide Maple Lane; said pin also marking the southwest corner of Lot No. 6, of Section B, Maple Lane, property of now or formerly Kave; thence extending along the southerly side of Lot No. 6, Section B, Maple Lane, south eighty-six (86) degrees forty (40) minutes east one hundred fifty (150.00) feet to an iron pin; thence extending along the westerly side of Lot No. 65B and Lot No. 67, south three (03) degrees twenty (20) minutes west passing through iron pin at seventeen and seventy-four hundredths (17.74) feet, a total distance of one hundred (100.00) feet to an iron pin; thence extending along the northerly side of Lot No. 4, Section B, Maple Lane, north eighty-six (86) degrees forty (40) minutes west one hundred fifty (150.00) feet to an iron pin on the easterly side of twenty (20) feet wide Maple Lane; thence extending along the easterly side of Maple Lane, north three (03) degrees twenty (20) minutes east one hundred (100.00) feet to the place of beginning. Containing 15000.00 square feet or 0.344 acres of woodland, formerly being Lot No. 5, Section B, Maple Lane.

Title to said Premises vested in Scott J. Dimick and Sheryl R. Dimick, husband and wife by Deed from Scott J. Dimick and Sheryl R. Dimick, husband and wife dated April 8, 1994 and recorded on April 11, 1994 in the Monroe County Recorder of Deeds in Book 1946, Page 0863.

Being known as: 66 B Maple Street, Kunkletown, PA 18058

Tax Parcel Number: 13/11A/2/41

Tax Pin Number: 13621901274339

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SCOTT J. DIMICK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2834 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.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 Stroud Township, Monroe County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe marking the westerly most common corner of Lot 305 and Lot 304 as shown on a plan of lots entitled "Subdivision of lands of Frank J. Young" and recorded in the Recorder of Deeds Office for Monroe County, Stroudsburg, Pennsylvania, in Plot Book Vol. 9 page 115, and said iron pipe also lying in the easterly line of a certain forty foot wide road known as Laurel (Laurel) Street; thence along said easterly line of Laurel (Laurel) Street, North five degrees thirty minutes no seconds West eighty-seven and fifty-four one-hundredths feet to an iron pipe thence through said Lot 304 North eighty-four degrees seventeen minute forty seconds East on hundred forty and forty-seven one-hundredths feet to an iron pipe; thence along Lot 302 as shown on the above herein referenced plan of lots South eight degrees thirty-seven minutes no seconds East seventy-five and seventy-seven one hundredths feet to an iron pipe; thence along Lot 301 South seven degrees eighteen minutes forty-two seconds east eleven and ninety-five one-hundredths feet to an iron pipe; thence along said Lot 305, South eighty-four degrees nineteen minutes thirty-five seconds West one hundred forty-four and ninety-seven one-hundredths to the place of BEGINNING.

BEING known and numbered as 2172 Laurel Street, a/k/a 2172 Laural Street, Stroudsburg, PA 18360.

BEING the same property conveyed to Jason Rau, married who acquired title by virtue of a deed from Walter Winkowaki, a married man, dated September 24, 2011, recorded October 4, 2011, at Deed Book 2392, Page 2220, Monroe County, Pennsylvania records.

TAX CODE: 17/4A/1/37
PIN NO:17730105171565

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4289 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.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. 12, Bush's Garden, recorded in Plot Book Volume 20 page 121, bounded and described as follows, to wit:

BEGINNING at an iron on the westerly side of Bush's Lane being also a corner of Lot No. 12, Bush's Garden, thence along the westerly side of Bush's Lane, S 06 degrees 30 minutes 00 second E (Magnetic Meridian) for 163.27 feet to an iron pipe, thence along Lot No. 13, Bush's Garden S 83 degrees 30 minutes 00 second W for 259.78 feet to an iron pipe, thence along Lot No. 10, Bush's Garden, N 04 degrees 12 minutes 40 seconds W for 163.40 feet to an iron pipe, thence along Lot No. 11, Bush's Garden, N 83 degrees 30 minutes 00 second E for 253.26 feet to the place of BEGINNING.

CONTAINING 41,881 square feet, 0.9615 acres, more or less.

BEING PART OF the same premises which Robert J. Kessler and Marilyn E. Kessler, by indenture bearing date the 1st day of June, 1979 and being recorded at Stroudsburg, Pennsylvania in the Office for the Recorder of Deeds, in and for the County of Monroe, on the 4th day of June, 1979 in Deed Book Volume 953 page 24, granted and conveyed unto Marketing Technology, Inc., in fee.

Parcel Identification No: 2/9E/1/14
Map #: 02-6248-04-53-9727

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN John J. Didio and Marie M. Didio, h/w, by Deed from Marketing Technology, Inc., a Pennsylvania Corporation, dated 12/17/1984, recorded 01/22/1985 in Book 1435, Page 1140.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN T. DIDIO AND MARIE A. DIDIO, A/K/A

COOKIE DIDIO, IN THEIR CAPACITY AS HEIRS-AT-LAW OF MARIE M. DIDIO, DECEASED AND UNKNOWN HEIRS

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 HEATHER RILOFF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5539 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**
 AT 10:00 A.M.

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

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

BEGINNING at a point on the easterly side of a private road forty feet in width, which beginning point is distant from the center line of Old Pennsylvania Route 940, the following course and distance: two hundred feet in a southerly direction from the center line of old Pennsylvania Route 940 to the place of beginning:

THENCE by and along said private road South twenty one degrees one minutes East one hundred five and thirty one one-hundredths feet to a point on the easterly side of said private road, being also the northwest corner of other lands now or formerly of Dale;

THENCE by said other lands nor or formerly of Dale North eighty seven degrees fifteen minutes East one hundred sixty-six and nine-tenths feet to a point;

THENCE by other lands now or formerly of Altemose of which this lot was formerly a part North two degrees forty-five minutes West one hundred feet to a point;

THENCE by lands of Harvey C. Keiper and by lands of Russell Keiper South eighty-seven degrees fifteen minutes West two hundred feet to a point on the easterly side of said private road forty feet in width, the place of beginning.

Parcel Number 19 9 2 53-7

BEING THE SAME PREMISES WHICH Virginia A. Dale, widow, by Deed dated August 11, 1997 and recorded August 15, 1997 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2038, Page 9880, granted and conveyed unto

Hector Martinez.
 Improvements: Residential property
 Tax Code No. 19/9/2/53-7
 Pin # 19632503019531

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HECTOR MARTINEZ

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 AMANDA RAUER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 930 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**
 AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land, situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 112 on the map or plan bearing title or legend "Section B-1 Locust Lake Village Tobyhanna Twp., Monroe Co., PA, 28 August 1967 Leo A. Achterman, Jr. P.E. East Stroudsburg, PA", bounded and described as follows, to wit:

Beginning at a point in the northwesterly line of Martha's Lane and at the easternmost corner of Lot No. 111; thence by a curve to the right having a radius of 770 feet for an arc distance of 67.93 feet to a point; thence by a curve to the left having a radius of 40 feet for an arc distance of 59.87 feet to a point in the southwesterly line of Martha's Court; thence North 15 feet 34 inches West along the southwesterly line of Martha's Court for a distance of 137.75 feet to a point, thence continuing along another southwesterly line of Martha's Court by a curve to the left having a radius of 50 feet for an arc distance of 57.09 feet to a point; thence along the southwesterly line of a cul-de-sac by a curve to the right having a radius of 50 feet for an arc distance of 35.22 feet to a point; thence South 48 degrees 21 minutes 55 seconds West along the southwesterly line of Lot No. 113 for a distance of 94.18 feet to a point; thence South 24 degrees 52 minutes 10 seconds East along the northeasterly line of Lot No. 111 for a distance of 216.79 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larisa Kushnirsky and Yuri Kushnirsky, as tenants by the entirety, by Deed from Richard Dionysius, Jr., dated 04/26/2007, recorded 05/21/2007 in Book 2305, Page 7649.

TAX CODE: 19/12B/1/35

TAX PIN: 19630502684679

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LARISA KUSHNIRSKY

YURI KUSHNIRSKY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4393 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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 situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 714, Section G as shown on map of A Pocco Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 17 and 19.

TITLE TO SAID PREMISES VESTED IN Melvin Perkins, by Deed from William F. Fisher and Barbara C. Fisher, dated 10/30/2006, recorded 01/12/2007 in Book 2293, Page 5463.

Mortgagor Melvin Perkins died on 03/31/2014, and upon information and belief, his surviving heirs are Doreen Perkins, Shatieka Kingsberry, Sharice Duboise, Melvin Perkins, III, and Lashon Simmons.

Plaintiff's representative contacted the Register of Wills of Monroe County and was informed that no estate has been raised on behalf of the decedent mortgagor.

TAX CODE: 3/8D/1/57

TAX PIN: 03635813140838

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOREEN PERKINS, IN HER CAPACITY AS HEIR OF MELVIN PERKINS, DECEASED

**SHATIEKA KINGSBERRY, IN HER CAPACITY AS HEIR OF MELVIN PERKINS, DECEASED
MELVIN PERKINS, DECEASED
SHARICE DUBOISE, IN HER CAPACITY AS HEIR OF MELVIN PERKINS, DECEASED
MELVIN PERKINS, III, IN HIS CAPACITY AS HEIR OF MELVIN PERKINS, DECEASED
LASHON SIMMONS, IN HIS CAPACITY AS HEIR OF MELVIN PERKINS, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELVIN PERKINS, 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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2219 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

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

Beginning at a point on the westerly line of Oak Court, a common corner of Lot No. 16 and Lot No. 15, as shown on a map titled 'Pine Rapids on Reeders Run, Dot-Mar, Inc., owner and developer, Jackson Twp., Monroe County Pa.' dated June 6, 1973, drawn by Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds at Stroudsburg, Pa., in Plot Book Vol. 20, page 79; thence by Lot No. 15 South 60 degrees 34 minutes 21 seconds West 100.00 feet to a point; thence by the same South 83 degrees 07 minutes 52 seconds West 83.50 feet to a found iron pipe; thence by lands of Alfred M. Cappiello North 21 degrees 26 minutes 02 seconds West 278.65 feet to a point; thence by Lot No. 17 South 80 degrees 42 minutes 57 seconds East 248.66 feet to a point on said westerly line of Oak Court; thence along said westerly line of Oak Court on a curve to the left

having a radius of 245.00 feet for an arc length of 165.53 feet (Chord bearing and distance being South 10 degrees 04 minutes 18 seconds West 162.40 feet) to the place of beginning.

Containing 1.022 acres of land.

TITLE TO SAID PREMISES VESTED IN Charles Cilurso, Jr., single man and Darlene A. O'Neil, a single woman, by Deed from Rex Christopher Harrington and maria Lynn Harrington, hw, dated 12/16/2007, recorded 12/19/2007 in Book 2323, Page 6203.s

TAX CODE: 08/4A/2/7

TAX PIN: 08637101083681

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES S. CILURSO JR.

CHARLES CILURSO JR.

DARLENE A. O'NEIL

A/K/A DARLENE A. JASKOLKA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9683 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being known as Lot No. 7212, Section K, of Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book 16, at page 113.

BEING the same premises which Roberto B. Cruz, by deed dated September 3, 2010 and recorded in the Office of the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2375, page 3840, granted and conveyed unto D, E & S Properties, Inc., t/a Classic Quality Homes, in fee.

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

BEING TAX CODE NO. 3/7F/2/29

AND the said Grantor, does hereby covenant to and with the said Grantee that it the said Grantor, its successors, Shall and Will Under and Subject as aforesaid, **SPECIALLY** warrant and defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his and assigns and against the Grantor and against every other person lawfully claiming, or who shall hereafter claim the same or any part thereof, by, from, or under, it, them, or any of them.

Title to said premises is vested in Stephen Adamowicz by deed from D, E & S Properties, Inc. T/A Classic Quality Homes dated October 27, 2011 and recorded October 31, 2011 in Deed Book 2393, Page 3358 Instrument Number 201122776.

Parcel No. 3/7F/2/29

Pin No. 03634704932241

Being Known As: 7212 Mohansic Lane, Tobyhanna, Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHEN ADAMOWICZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3556 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN of land situate in the **Township of Hamilton** , County of Monroe and State of Pennsylvania, being known and designated as follows, to wit:

Beginning at an iron on the northerly line of Kyle Drive, said iron being the southeasterly corner of Lot 407 as shown on map entitled "Final Plan East View Estates Section V-B" dated 10 April 1997 and revised 26 June 1997 thence along said Lot 407 N 7 22'33" E 353.45 feet to an iron on the southerly line of Kelly Road; thence along the southerly line of Kelly Road, N 60 49'22" E 22.75 feet to an iron a point of curvature; thence along the same on a curve to the right having

a radius of 325 feet and an arc length of 40.71 feet to an iron a point of tangency; thence still along the same, N 68 00'00" E 19.61 feet to an iron, the most westerly corner of Lot 401, East View Estates, Section III; thence along said Lot 401, S 22 00'00" E 175.52 feet to an iron, the most westerly corner of Lot 402, East View Estates, Section III< thence along said lot 402 and Lot 403, East View Estates, Section III, S 30 34'55" E 227.82 feet to an iron, the most northerly corner of Lot 405, East View Estates, Section III; thence along said Lot 405, S 44 27'55" W 165.38 feet to an iron the northeasterly line of Kyle Drive; thence along the northeasterly line of Kyle Drive; thence along the northeasterly line of Kyle Drive in a northwesterly direction on a curve to the left having a radius of 325.00 feet and an arc length of 210.38 feet to the place of beginning. Being Lot 406 as shown on said map.

TAX PARCEL NO.: 07/90551
PIN NO.: 07638003026354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARYANN TREIBLE
ROBERT A. TREIBLE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 98 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**
AT 10:00 A.M.

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

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

BEGINNING at a point on the westerly line of Roosevelt Road, said point being the intersection of the westerly line of Roosevelt Road and the westerly line of a gas line right of way as shown on map entitled "Green Mt. Estates, Van D. Yetter, Pres., 26 May 1970"; thence along the westerly line of a gas line right of way, South 23 degrees 26 minutes 10 sec-

onds West 445.78 feet to a point on line of lands of David Mazer; thence along lands of David Mazer, North 27 degrees 50 minutes 15 seconds West 271.24 feet to a point, said point being the southwesterly corner of Lot No. 103; thence along Lot No. 103, a radial line to the hereinafter described curve, North 45 degrees 59 minutes 50 seconds East 326.02 feet to a point on the westerly line of Roosevelt Road; thence along the westerly line of Roosevelt Road in a southerly direction on a curve to the left having a radius of 400 feet an arc length of 90.25 feet to the place of BEGINNING.

CONTAINING: 1.414 acres, more or less.

BEING: all of Lot No. 104 as shown on said map.

BEING PARCEL #16/7B/2/20

(Pin #16731102692797)

BEING THE SAME PREMISES which Frederick C. Forsyth, III and Cynthia M. Forsyth, husband and wife, by Deed dated 7/17/2009 and recorded 7/20/2009 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2356, Page 9052 and Instrument #200917816, granted and conveyed unto Rafael D. Romero and Ann Marie Miller, h/w.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAFAEL D. ROMERO
ANN MARIE 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

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 804 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**
AT 10:00 A.M.

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 No. 4010, Section C2A, Emerald Lakes, as shown on a plan of lots recorded in the office of the recorder of Deeds, in and for the County of Monroe in Plot Book Volume/Page 16/91.

TITLE TO SAID PREMISES VESTED IN Kent N. Smith, a married man, by Deed from James D. Triano, a mar-

ried man, dated 03/22/2005, recorded 03/23/2005 in Book 2219, Page 8914.

Mortgagor Kent N. Smith a/k/a Kent Norwood Smith died on 04/28/2015, and upon information and belief, his surviving heirs are Susan Love Smith, Wesley Smith, and April Smith.

Plaintiff's representative contacted the Register of Wills of Monroe County and was informed that no estate has been raised on behalf of the decedent mortgagor.

By executed waiver, Susan Love Smith waived her right to be named as a defendant in the foreclosure action.

TAX CODE: 19/3G/1/118

TAX PIN: 19634404544854

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WESLEY SMITH, IN HIS CAPACITY AS HEIR OF KENT N. SMITH A/K/A KENT NORWOOD SMITH, DECEASED

APRIL SMITH, IN HER CAPACITY AS HEIR OF KENT N. SMITH A/K/A KENT NORWOOD SMITH, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER KENT N. SMITH A/K/A KENT NORWOOD SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2860 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of Mount Pocono**, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 136, Section II, as shown on plotting of 'Sumit Pointe, Section II,' prepared by Edward C. Hess Associates, Inc., registered engineers, and dated October 18, 1978, said plot map having

been recorded on December 15, 1978, in the Office for the Recording of Deeds, &c., for Monroe County, Pennsylvania, in Plot Book Volume 38, Page 121.

TITLE TO SAID PREMISES VESTED IN Constance L. Alchase, single woman and Lawrence Alchase, single man, sister and brother, as joint tenants with the right of survivorship and not as tenants in common, by Deed from John P. Hall, Jr. and Christen P. Hall, his wife, dated 06/06/1995, recorded 07/20/1995 in Book 2014, Page 1235.

LAWRENCE ALCHASE was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Lawrence Alchase's death on or about 11/22/2010, her ownership interest was automatically vested in the surviving joint tenant(s). Mortgagor Constance L. Alchase died on 12/02/2015, leaving a Last Will and Testament dated 12/18/2014. Letters Testamentary were granted to Joseph T. Ryan, Jr. on 12/15/2015 in Monroe County, No. 4515-0654. The Decedent's surviving heir at law and next-of-kin is Joseph T. Ryan, Jr.

Plaintiff hereby releases Lawrence Alchase, from liability for the debt secured by mortgage.

TAX CODE: 10/12A/2/32

TAX PIN: 10635514443470

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH T. RYAN, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF CONSTANCE L. ALCHASE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 500 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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:
BEGINNING at a pipe in the center of an extension of

Township Road No. 475 a corner of lands of Albert C. Whitesell; Thence in said road North sixty-seven degrees fifty-two minutes East one hundred sixty and twenty-eight one-hundredths feet to a pipe; thence in and along the center of Hemlock Lane, twenty feet in width by other lands of Dale H. Learn and wife, of which this lot was formerly a part, South thirty-two degrees fifty-five minutes East one hundred seventeen and twenty-five one-hundredths feet to a pipe; thence leaving said Hemlock Lane by lands of the same South forty-six degrees fifty-one minutes West one hundred twenty-eight and ninety-five one-hundredths feet to a pipe; thence by the same South seventy-one degrees seven minutes West sixty-eight and seventy-eight one-hundredths feet to a pipe corner of said lands of Albert C. Whitesell; thence by said lands of Albert C. Whitesell passing through an out building situate partly on the lot herein described North nineteen degrees thirty-nine minutes West one hundred fifty-seven and seventy-five one-hundredths feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Gregory A. Gill, by Deed dated 10/06/2004 and recorded 10/08/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2204, Page 3474, granted and conveyed unto David L. Olsen.

Improvements: Residential property
Tax Code No. 08/1/2/17
Pin #08637104516591

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID L. OLSEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6345 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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 Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being Lot No.

138 Birch Hollow Estates, Section Two, recorded in Plot Book Volume 51 page 37, bounded and described as follows, to wit:

BEGINNING at an iron on the westerly side of Little Twig Road; thence along Lot No. 145 Birch Hollow Estates South 82 degrees 7 minutes 20 seconds West (Magnetic Meridian 1966) 185 feet to an iron; thence along Lot No. 139 Birch Hollow Estates North 28 degrees 18 minutes 1 second West 205.11 feet to an iron on the southerly side of Woodcrest Avenue; thence along the southerly side of Woodcrest Avenue the following two courses and distances: (1) North 61 degrees 41 minutes 59 seconds East 134.28 feet to an iron; (2) on a curve to the right having a radius of 260.00 feet an arc length of 92.67 feet to an iron; thence along an easement are on a curve to the right having a radius of 40 feet an arc length of 62.83 feet to an iron on the westerly side of Little Twig Road; thence along the westerly side of Little Twig Road South 7 degrees 52 minutes 40 seconds East 215.41 feet to the place of BEGINNING. CONTAINING 1.213 acres more or less.

Title to said premises is vested in Christopher Jackson by deed from Rita H. Lopez dated September 10, 2002 and recorded September 27, 2002 in Deed Book 2132, Page 6256.

Parcel No. 02/17B/1/138
Pin No. 02632002751425
Being Known As: 3248 Woodcrest Avenue a/k/a 138 Woodcrest venue, Effort, PA, Monroe County, PA 18330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER JACKSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4762 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or lot of land situate

in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 96, Fall Creek Estates, Section Two, recorded in Plot Book Volume 50, Page 150, being described as follows, to wit: BEGINNING at an iron on the southerly side of Fall Creek Terrace said iron being a corner of Lot No. 97, Fall Creek Estates, Section One, recorded in Plot Book Volume 58, Page 101; thence along Lot No. 97, South 09 degrees 46 minutes 43 seconds West (Magnetic Meridian) for 233.23 feet to an iron in line of Lot No. 100, Fall Creek Estates, Section Two, thence along Lot No. 100 and 101, North 81 degrees 12 minutes 20 seconds West for 301.38 feet to an iron in a P.P.&L. Co. right-of-way North 43 degrees 31 minutes 00 seconds East for 293.06 feet to an iron on the southerly side of Fall Creek Terrace, thence along the southerly side of Fall Creek Terrace the following three (3) courses and distances:

- (1) South 76 degrees 26 minutes 54 seconds East for 69.77 feet to an iron;
- (2) on a curve to the left having a radius of 325.00 feet and an arc length of 21.40 feet to an iron;
- (3) South 80 degrees 13 minutes 17 seconds East for 47.56 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Reinaldo Rodriguez, by deed dated 2/11/2005 and recorded 3/15/2005 in Book 2218 Page 9257 conveyed to Angela Coppola and Nicholas Coppola as Joint Tenants with Right of Survivorship.

Pin #: 08635203227321
Tax Code #: 08/7B/1/96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NICHOLAS COPPOLA
ANGELA COPPOLA A/K/A
ANGELA M. COPPOLA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1195 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
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 or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows to wit:

Being shown and designated as Lot No. 288 on a certain map of Plan of Lots entitled, "Section Twenty, Subdivision of Winona Lakes, Stony Hollow Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, and Lehman Township, Pike County, Pennsylvania, dated April 10, 1973 and revised April 23, 1973, prepared by Edward C. Hess Associates, Stroudsburg, Pennsylvania, scale being 1"=100', on file in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 19, Page 53, and in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Vol. 11, Page 31.

Containing 45,825 square feet, more or less. Being Lot No. 288 on the above mentioned plan prepared by Edward C. Hess Associates, Inc. BEING THE SAME PREMISES WHICH Elisa R. Correa n/k/a Elisa R. Rivas, individually and as sole heir of the Estate of Julio Rosario, and Andrew Andrejckisk and Patricia Andrejckisk, husband and wife by Deed dated 10/07/2009 and recorded 10/27/2009 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2361, Page 7329, Instrument #200930870, granted and conveyed unto Romona I. Persaud, as sole owner.

Improvements: Residential property
Tax Code No. 09/4f/1/57
Parcel Number: 09/4F/1/57
Pin #09734503329605

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROMONA I. PERSAUD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8266 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 7, Section Two, 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. 17, Page 53.

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

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

Parcel ID#: 9/4C/2/85

TITLE TO SAID PREMISES VESTED IN Gloria P. Mota and Dahan E. Cano, h/w, as joint tenants with right of survivorship and not as tenants in common, by deed from Sister Gloria P. Mota, a married woman and Maria M. Mota, an unmarried woman, as joint tenants with the right of survivorship, dated 04/24/2010, recorded 05/17/2010 in Book 2370, Page 7126.

TAX CODE: 09/4C/2/85

TAX PIN: 09734404724212

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAHAN E. CANO

GLORIA P. MOTA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4090 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnut Hill, Monroe County, Pennsylvania, designated as Lot No. 2 on a map entitled "Section 1-A, The Birches West", recorded in Plot Book Volume 36, Page 67, further bounded and described as follows, to wit:

Beginning at an iron on the northerly line of L.R. 45055, said iron being the southeasterly corner of Lot No. 1 as shown on the aforesaid map; thence along Lot 1, North 8 degrees 26 minutes 26 seconds East 282.16 feet to an iron pin; thence along lands of Marketing Technology, Inc., Section 1, The Birches West, North 35 degrees 17 minutes 10 seconds East 17.28 feet to an iron; thence along the same, South 79 degrees 51 minutes 29 seconds East 142.27 feet to an iron, the northwesterly corner of Lot No. 3 as shown on the aforesaid map; thence along Lot No. 3 South 8 degrees 26 minutes 26 seconds West 293.35 feet to an iron on the northerly line of L.R. 45055; thence along the northerly line of L.R. 45055, North 81 degrees 33 minutes 34 seconds West 150.00 feet to the place of beginning.

Containing 1.017 acres, more or less. Being Lot No. 2 as shown on the aforesaid map.

BEING THE SAME PREMISES WHICH David B. Beil, by Deed dated 02/15/2008 and recorded 02/20/2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2327, Page 5192, granted and conveyed unto John P. Kowalczyk.

Improvements: Residential property

Tax Code No. 02/14D/2/3

PIN #02-6330-04-94-4958

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JOHN P. KOWALCZYK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 952 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
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 piece, parcel or lot of land situate, lying and being in the Township of Coolbaugh, Monroe County, Pennsylvania, more particularly bounded and described as Lot No. 2103, Block _____, Section H-1, and encompassed and included within one of the following plats; a subdivision plat drawn by L.A. Achterman, Jr., P.E. known as Section G-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 24, 1969, and approved by Monroe County Planning and Zoning Commission January 13, 1970; approved by supervisors of Township of Coolbaugh March 6, 1970; said plat is filed and recorded in Office for Recording of Plats, Monroe County on March 9, 1970 in Plat Book 13, Page 11; a subdivision plat drawn by Achterman Associates Consulting Engineers, known as Section H-1 of Stillwater lake Estates, Sun Dance Stillwater Corp., dated February 5, 1970 and approved by Monroe County Planning and Zoning Commission April 7, 1970; approved by supervisors of Township of Coolbaugh June 1, 1970; said plat is filed and recorded in Office for Recording of Plats Monroe County on July 22, 1970, in Plat Book 13, Page 53.

BEING THE SAME PREMISES WHICH Jeffrey Nicholls and Rhonda M. Nicholls, by Deed dated 11/26/2012 and recorded 11/29/2012 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2411, Page 7423, granted and conveyed unto Lois Dieterle.

Improvements: Residential property
 Tax Code No. 03/14F/1/72
 Pin #03-6345-02-99-6472

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOIS DIETERLE

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2626 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

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 or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

Being shown and designated as Lot Number 49 on a certain Map or Plan of lots entitled "Subdivision of Winona Lakes, Section 12, Bushkill Creek Village, American Landmark Corporation, Owner & Developer", Middle Smithfield Township, Monroe County, Pennsylvania, dated August 7, 1972 and revised October 14, 1972, prepared by Edward C. Hess, Associates, Scale 1 inch equals 100 feet, recorded October 24, 1974, in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume Number 18, Page 7.

Known As 49 Hilltop Circle, East Stroudsburg, PA 18301

Fee Simple Title Vested in James Phillips, Patricia Phillips, and Alexander Edward Curtis, Jr. as Joint Tenants by deed from, National Asset Acquisition REO, Inc., dated 4/12/2010, recorded 6/10/2010, in the Monroe County Recorder of deeds in Deed Book 2371, Page 8000, as Instrument 201013336.

...and the said James Phillips died 9/27/2013 whereupon title to premises in question became vested in Patricia Phillips, and Alexander Edward Curtis, Jr., by right of survivorship.

...and the said Patricia Phillips died 6/21/2014 whereupon title to premises in question became vested in Edward Curtis, Jr by right of survivorship.

TAX CODE: 9/4D/2/56
 PIN NO.: 09-7344-01-28-4992

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALEXANDER EDWARD CURTIS, 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
EDWARD J. MCKEE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 109 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

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 or piece of land situate in the Borough of Stroudsburg , Count of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a found iron pin in the southerly side of Scott Street, being the northeasterly corner of lands conveyed by Paul H. Shiffer, et al, to Charles R. Reese, et ux, by deed dated October 19, 1967, and recorded in Deed Book Volume 353, Page 998, &c; thence along the southerly side of Scott Street North seventy five degrees no minutes East thirty six and fifteen one-hundredths feet to a found pipe; thence by lands of Walter Oyer South fifteen degrees no minutes East one hundred forty eight feet to a found pipe in the northerly side of Marion Alley; thence along the northerly side of Marion Alley South seventy five degrees no minutes West thirty seven and thirty one one-hundredths feet to a found pipe; thence by lands of Charles R. Reese North fourteen degrees thirty three minutes West one hundred forty eight feet to the place of BEGINNING. CONTAINING 5,436 square feet, more or less.

Title to said premises is vested in Marie-Claire Toussaint by deed from Robert P. Hosko and Karen P. Hosko, husband and wife dated January 10, 2008 and recorded January 17, 2008 in Deed Book 2325, Page 4937 Instrument Number 200801927.

Parcel No. 18-3/17/6

Pin No. 18730006495765

Being Known As: 727 Scott Street, Stroudsburg, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE-CLAIRE TOUSSAINT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7317 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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 sit-

uate in the Township of Middle Smithfield , County of Monroe, and State of Pennsylvania, being Lot No. 301 as shown on map of Creek Estates on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plat Book No. 64 at pages 179, together with all appurtenant.

BEING the same premises which Universal Development Corp., a Pennsylvania corporation, by indenture bearing date 11th day of December, 1997 and being recorded at Stroudsburg, in the Office of the Recording of Deeds, in and for County of Monroe on the 15th day of December, 1997, in Record Book Volume 2043, Page 902, granted and conveyed unto Michael Berardi, in fee.

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

HAVING erected thereon a dwelling house known as 201 Creek Run, East Stroudsburg, Pennsylvania 18301.

BEING designated as Parcel No.: 9-88853

TITLE TO SAID PREMISES IS VESTED IN Carmen L. Otero, being married to grantor, by Deed from James A. Centeno, being married to grantee, dated 01/11/2016, recorded 01/19/2016 in Book 2465, Page 8899.

TAX CODE: 09-88853

TAX PIN: 09731500744892

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARMEN L. OTERO
JAMES A. CENTENO A/K/A
JAMES CENTENO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3134 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.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 track of land, situate, lying and being in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania

nia, bounded and described as follows, to wit: BEING Lot No. 612 on the map or plan bearing title or legend "Section A Alpine Lake, Pocono Township, Monroe County, PA Scale: 1 inch 100 feet revised June 16, 1965 Leo A. Achterman, Jr. P.E. East Stroudsburg, PA.

BEGINNING at a point on the southerly line of Tannenbaum Way, said point being the northeasterly corner of Lot No. 611 as shown on said map, thence along the southerly line of Tannenbaum Way shown on said map South 75 degrees 28 minutes 45 seconds East 100.00 feet to a point; thence along Lot No. 613 as shown on said map South 14 degrees 31 minutes 15 seconds West 229.98 feet to a point; thence along Lot No. 617 and Lot No. 618 as shown on said map North 66 degrees 57 minutes 10 seconds West 101.12 feet to a point; thence along Lot No. 611 as shown on said map North 14 degrees 31 minutes 15 seconds East 214.90 feet to the place of beginning.

BEING Lot No. 612, Section A. BEING THE SAME PREMISES which Kenneth Plank, unmarried, by deed dated 4/26/2012 and recorded 4/30/2012 in Book 2401 Page 6755 conveyed to Ryan D. Laroco.

Pin #: 12638403120276 Tax Code #: 12/4A/1/70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RYAN D. LAROCO 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 - Dec 30; Jan 6, 13

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8910 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017 AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground lying and being, situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 31 on the plan of Long Wood Estates, Section 3, prepared by Robert G. Beers, Regis-

tered Surveyor, dated August 1985, and recorded in the Office of the Recorder of Deeds at Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 57 page 215.

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

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

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

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A. FENON JESSICA FENON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin Sheriff of Monroe County Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Dec 30; Jan 6, 13

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1969 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017 AT 10:00 A.M.

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots No. 514, 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 & 15.

BEING THE SAME PREMISES which the Tax Claim Bureau of Monroe County, Pennsylvania, Trustee (Jonathan Koszalka), did by Deed dated September 13, 2010 and recorded in the Office for the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 2376, page 4337, granted and conveyed unto David S. Wengert, Grantor hereof, in fee.

ALSO being the same premises which Linda A. Woerner, single, did by Deed dated August 21, 2006 and recorded in the Office for the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 2278, page 2686, granted and conveyed unto Jonathan Koszalka, in fee.

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

TITLE TO SAID PREMISES IS VESTED IN Alfredo Perez, Jr., by Deed from David S. Wengert, dated 02/08/2011, recorded 02/09/2011 in Book 2382, Page 8628.

TAX CODE: 03/8C/1/171

TAX PIN: 03635814330504

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALFREDO PEREZ, 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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7835 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the township of Polk and Chestnuthill, county of Monroe, and state of Pennsylvania, being lot no. 4, as shown on a plan entitled final plan map of Winter Hill terrace, section one as recorded in plat book volume 61, page 281, bounded and described as follows, to wit: Lot no. 4 mostly in Chestnuthill township. BEGINNING at an iron on the northerly side of Hill road and a corner of lot no. 5, Winter Hill terrace, sec-

tion one;

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

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

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

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

CONTAINING 1.010 acres more or less.

TITLE TO SAID PREMISES VESTED IN John L. Maresca and Mary Beth Maresca, husband and wife, by Deed from John L. Maresca dated 10/16/02, recorded 10/21/02 in Book 2134, Page 6450.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY BETH MARESCA

JOHN L. MARESCA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1937 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5033, Section 1, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Beliante & Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, page 39.

UNDER AND SUBJECT to Covenants, Conditions and Restrictions as in Deed Book Volume 529 page 176.

TITLE TO SAID PREMISES IS VESTED IN Robert Russin and Margaret A. Russin, his wife, by Deed from Professional Management, Inc., dated 10/02/1978, re-

corded 10/12/1978 in Book 901, Page 246. By virtue of Robert Russin's death on or about 10/14/2003, his ownership interest was automatically vested in Margaret A. Russin the surviving tenant by the entirety. Margaret A. Russin a/k/a Marge Russin a/k/a Margie Ann Russin died on 10/31/2012, leaving a Last Will and Testament dated 07/02/2012. Letters Testamentary were granted to Gary Russin on 11/15/2012 in Monroe County, No. 4512-0585. The Decedent's surviving heir at law and next-of-kin is Gary Russin.

TAX CODE: 3/7G/1/91
TAX PIN: 03635703141570

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY RUSSIN, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF MARGARET A. RUSSIN A/K/A MARGE RUSSIN A/K/A MARGIE ANN RUSSIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2608 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.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 erected thereon, designated as Unit B of Building Site No. 35, Phase 2 of NorthSlope at Shawnee Mountain, situate in Middle Smithfield Township, Monroe County, Pennsylvania as those Unit and Building designations appear on a certain plat or plotting entitled 'Phase 2 of NorthSlope at Shawnee Mountain' recorded in Monroe County Office for Recording of Deeds at Stroudsburg, PA at fine no(s) 58-354 and 58-355. UNDER AND SUBJECT, nevertheless, to the 'Declaration of Protective Covenants, Restrictions and Easements, as Restated, for Phase 2, Northslope at Shawnee Mountain' as the same is recorded in the aforesaid Office in Record Book Vol. 1537, Page 140.

TOGETHER with the rights accruing to grantee(s) pursuant to non-exclusive easements set forth in the Grant of Easements from Shawnee Holding, Inc., dated June 19, 1986, and recorded in Record Book Vol. 1494, page 1668 and the Grant of Easements from Shawnee Development, Inc., dated June 19, 1986, and recorded in Record Book Vol. 1494, Page 1670. TITLE TO SAID PREMISES VESTED IN Philip Rappo & Renee E. Rappo, h/w by deed from Paide Edwards, a widow dated 04/16/2004 and recorded 04/20/2004 in deed book 2187 page 6388.

TAX CODE: 09/8A/2/35-1B
TAX PIN: 09733304501918B1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RENEE E. RAPPO
PHILIP RAPPO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5879 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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 Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 62, Phase 1, as is more completely set forth on the Big Ridge Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office for the Recording of Deeds, in and for the County of Monroe County, Pennsylvania at Plot Book Volume 63, Page 17. BEING THE SAME premises which John Cafazzo and Donna Guagliano, then by marriage, Donna Cafazzo, by their deed dated November 16, 2004, and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Record Book Volume 2208, Page 3269, granted and conveyed unto John Palma and Patricia L. Palma, husband and wife, the said Patricia L. Palma being the Grantor hereof.

Title to said premises is vested in John Palma a/k/a Johnny Palma, a married man from Patricia L. Palma,

a married woman by Quit Claim Deed dated April 11, 2011 and recorded April 13, 2011 in Deed Book 2385, Page 4083 Instrument Number 201107757

Parcel No. 09/86787

Pin No. 09732302999289

Being Known As: 62 Phase 1 Big Ridge n/k/a 540 Eagle Drive, Smithfield, Middle Smithfield Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN PALMA A/K/A

JOHNNY PALMA

PATRICIA L. PALMA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2669 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the township of Chestnuthill, county of Monroe and state of Pennsylvania, marked and designated as lot number 102, section 4, as shown on 'plotting of Sierra View' Chestnuthill township, Monroe county, Pennsylvania, made by vep & associates and recorded in Monroe county, Pennsylvania, in plot book number 33, page 37.

TITLE TO SAID PREMISES VESTED IN Mark A. Parcell and Crystal L. Handelong, by Deed from Sandra A. Herman, unmarried, dated 06/19/2008, recorded 06/23/2008 in Book 2337, Page 3662.

Mortgagor Mark A. Parcell died on 07/20/2014, and upon information and belief, his surviving heir is Alice G. Carswell.

Plaintiff's representative contacted the Register of Wills of Monroe County and Northampton County and was informed that no estate has been raised on behalf of the decedent mortgagor.

By executed waiver, Alice G. Carswell waived her right to be named as a defendant in the foreclosure action.

TAX CODE: 02/14E/1/114

TAX PIN: 02633002786730

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CRYSTAL L. HANDELONG

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK A. PARCELL, 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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8696 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as lot Number 54, Section Four as shown on 'Plotting of Candlewick', Tunkhannock Township, Monroe County, Pennsylvania, made by Karl A. Hennings, Registered Surveyor, and recorded in the Recorder's Office at Stroudsburg, Pennsylvania in and for the County of Monroe in Plot Book No. 58, at page 185 and 186 on August 21, 1986.

This deed is from husband and wife to husband and wife, therefore it is exempt from any realty transfer taxes.

BEING the same premises which were conveyed to John Stanfield and Meredith D. Clarke by Deed from Universal Industries Inc., a Pennsylvania Corporation, recorded 3-10-88 in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book Volume 1607, page 48.

Parcel Identification No: 20/7A/3/26

Map #: 20-6321-02-88-6874

Improvements: Residential property

TITLE TO SAID PREMISES IS VESTED IN John Stanfield and Meredith D. Stanfield, h/w, by Deed from John Stanfield and Meredith D. Clark, nbm, Meredith D. Stanfield, dated 06/17/1999, recorded 06/24/1999

in Book 2065, Page 5586.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN STANFIELD

MEREDITH D. STANFIELD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3154 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of ground situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 22 in Section E, Plot Map of Cranberry Hill Corporation, Penn Estates, as recorded in the Recorder's Office of Monroe County, Pennsylvania in Plot Book Volume 32, Pages 123 thru 125.

Having thereon erected a dwelling house known as: 22E Delia Terrace East Stroudsburg, PA 18301

TAX CODE #17/15E/1/22.

PIN # 17-6382-04-82-6693

BEING THE SAME PREMISES which Teresa M. Portello, by deed dated May 22, 2006 and recorded September 12, 2006 to Monroe County Deed Book 2280, page 6885, granted and conveyed unto Brian Bowen and Michelle Bowen.

To be sold as the property of Brian Bowen and Michelle Bowen on Judgment No. No. 3154-CV-2016

UNDER AND SUBJECT to all exceptions, reservations, easements, restrictions and rights-of-way contained in prior instruments of record.

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.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN BOWEN AND

MICHELLE BOWEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1711 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 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: 893 Polk Valley Road, Stroudsburg, PA 18360

TAX MAP OR PARCEL ID NO.: 07638004726948
TAX CODE NO.: 07/117777

THE LAND REFERRED to in this report is situated in the County of Monroe, Township of Hamilton , and described as follows:

ALL THAT CERTAIN lot or piece of land lying and being situate in the Township of Hamilton , County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 4 as is described in the plan filed in the Monroe County Recorder of Deeds Office in Map Book 61, Page 248, recorded June 29, 1989, known as "Minor Subdivision of Lands of Russell and Clara Biondo" prepared by George Fetch, Jr., F.L.S., dated April 14, 1989 under and subject to covenants, restrictions and conditions as of record.

Being the same premises as conveyed in Deed from Frank J. Biondo and Nancy J. Locke now by marriage Nancy L. Biondo, his wife recorded 04/29/1991 in Document Number 000040, Book 1775, Page 752 in said county and state.

Commonly Known As: 893 Polk Valley Rd, Stroudsburg, PAZ 18360

Assessor's Parcel Number: 07/117777

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY J. BIONDO

A/K/A NANCY L. BIONDO

FRANK J. BIONDO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1429 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 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 five (5) lots or parcels of land situate in the Township of Middle Smithfield and being in the development of Monroe Lake Shores, County of Monroe and State of Pennsylvania, to wit:

BEING Lots 18, 19, 20, 21 and 23, Block No. 5, Unit No. 5 as shown on the survey and original Plan of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, originally in Plat Book Volume No. 8 at Page No. 118, now in Plat Book Vol. 8-C, Page 118, reference being made thereto for a more particularly description of the lots herein described.

UNDER AND SUBJECT to restrictions, covenants, condition, et c., as set forth of record in Monroe County Courthouse.

BEING THE SAME PREMISES which P. Gail Arnholdt and Patricia Buzzuro, by Deed dated 2/17/2006 and recorded 3/10/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2260, Page 4182, granted and conveyed unto Alfonso Speed, Jr. and Lynnette D. Bell.

Tax ID #: 09/14C/5-5/18, 09/14C/5-5/19, 09/14C/5-5/21, 09/14C/5-5-23

PIN #: 09732501165369,

09732501165310, 09732501165279, 09732501166228

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LYNNETTE D. BELL
ALFONZO SPEED, 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
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1391 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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

BEGINNING at an iron pipe on the northerly right of way line of Mountain View Drive as shown on map entitled 'Subdivision of Lands of George and Hilde Dennis'; thence along the northerly right of way line of Mountain View Drive, North 48 degrees, 33 minutes East 130.00 feet to an iron pipe; thence along lot No. 34, North 41 degrees, 27 minutes West 150.00 feet to an iron pipe; thence along lands, now or formerly of Elizabeth Puffe, South 48 degrees, 33 minutes West 130.00 feet to a mark on a large rock; thence along lot No. 36, South 41 degrees, 27 minutes East 150.00 feet to the place of beginning.

Being lot No. 35 as shown on map entitled 'Subdivision of Lands of George and Hilda Dennis'.

TITLE TO SAID PREMISES VESTED IN Ahmad A. Ahmadi and Antonella Ahmadi, h/w, by Deed from Dennis C. Douds and Judith G. Douds, h/w, dated 08/25/2006, recorded 09/08/2006 in Book 2280, page 4162.

TAX CODE: 17/14A/1/28

TAX PIN: 17639103215916

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AHMAD A. AHMADI
A/K/A AHMAD AHMADI
ANTONELLA AHMADI
A/K/A ANTONELLA F. AHMADI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7131 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 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 Tobyhanna**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 208, Section A, as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania in Plot Book No. 8, Page 121.

BEING the same premises conveyed by deed dated January 12, 2004 from Ronald Segan and Barbara J. Rowley, both as Individuals, to Nationwide Realty Group, Inc., and recorded in the Office for the Recording of Deeds, in and for the County of Monroe in Record Book 2203, Page 2693.

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

Parcel Identification No: 19/4A/1/37
 Map #: 19-6345-03-44-9980

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Maria Infante and Robert A. Cruz, as tenants in common, by Deed from Nationwide Realty Group, Inc., a Pennsylvania Corporation, dated 10/14/2005, recorded 10/31/2005 in Book 2246, Page 506.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MARIA INFANTE
 ROBERT A. CRUZ**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
HEATHER RILOFF, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5821 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN one-fourth undivided interest held in common in a lot, parcel or piece of ground situate in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Being shown and designated as Lot 133 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 3B, Forest Lake Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 19, 1971 and revised March 20, 1972, prepared by Edward C. Hess Associates Scale 1" = 100'," on file in the Recorder's Office, Stroudsburg, Pennsylvania, in Plot Book No. 16, Page 81.
 Being Lot No. 133 on the above mentioned plan, containing 20,139 square feet, more or less.

Title to said Premises vested in Vernell Walden by Deed from Otis Milner, Administrator of the Estate of Martha Milner dated August 6, 2004 and recorded on June 15, 2004 in the Monroe County Recorder of Deeds in Book 2193, Page 235.

Being known as: 133 Park Drive, Marshalls Creek, PA 18335

Tax Parcel Number: 09/6B/1/51
 Tax Pin Number: 09733402762592

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 VERNELL 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
ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 154 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, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot 4238, Section H-IV, being situated and located in Coolbaugh Township, Monroe County, Pennsylvania, and encompassed and included within one of the following plats:

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

BEING known and numbered as 4238 Birchwood Boulevard, a/k/a 2122 Freedom Way, Pocono Summit, PA 18346-0338.

BEING the same property conveyed to Cynthia Cruz and Rafael Cruz who acquired title by virtue of a deed from Builders Mortgage Service, Inc., a Pennsylvania Corporation, dated January 16, 2004, recorded January 26, 2004, in Deed Book 2180, Page 3240, Monroe County, Pennsylvania records.

TAX CODE: 03/14F/2/270

PIN NO: 03634604722302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CYNTHIA CRUZ

RAFAEL CRUZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 383 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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 Tobyhanna, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 620, Section A, as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr. and recorded in Monroe County, Pennsylvania, in Plot Book Volume 8, Page 121.

BEING THE SAME PREMISES which Barney Kopsco and Georgia Kopsco, husband and wife, by their Indenture dated even date herewith and intending to be recorded in the Office of the Recorder of Deeds in nd for Monroe County, at Stroudsburg, Pennsylvania, granted and conveyed unto Amanda J. Smith, the Mortgagor herein.

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

TITLE TO SAID PREMISES VESTED IN Amanda J. Smith by Deed from Barney Kopsco and Georgia Kopsco, h/w, dated 10/22/1998, recorded 10/27/1998 in Book 2055, Page 2902.

TAX CODE: 19/4A/1/2

TAX PIN: 19634504744624

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMANDA J. SMITH A/K/A

AMANDA J. BROWN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3316 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania and known as **Townhouse Lot #H5/34 Oak Lane**, as depicted on that certain plan entitled "Phase III Plan, Planned Residential Development, The Oaks, Oak Street Construction, Inc.," dated September 24, 2003, as revised, prepared by Achterman Associates, and recorded on July 7, 2005, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, Stroudsburg, Pennsylvania, at Map Book Volume 77, Page 158, et seq.

BEING known and numbered as 34 Oak Lane, aka 34 Oak Leaf Lane, East Stroudsburg, PA 18301.

BEING the same property conveyed to Harry W. Reilly and Elaine B. Rush who acquired title by virtue of a deed from Oak Street Construction, Inc., dated November 22, 2005, recorded November 29, 2005, at Deed Book 2249, Page 6676, Monroe County, Pennsylvania records.

TAX CODE: 05/98133
PIN NO: 05730219704118

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**HARRY W. REILLY
ELAINE B. RUSH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9663 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land, located in **Stroud Township**, Monroe County, Pennsylvania, and known as **Estate Lot Site Number 354** located on **Escoll Drive**, as shown on the **Final Plans Phase 7 Blue Mountain Lake**, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 12, 1997, and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997, in Plat Book 69 at page 71.

BEING known and numbered as 160 Escoll Drive, East Stroudsburg, PA 18301

Being the same property conveyed to Joseph Cardona, Jr and James F. Ljunggren and Karrie J. Ljunggren, husband and wife, who acquired title by virtue of a deed from Joseph Cardona, Jr., a single man, dated April 17, 2010, recorded May 7, 2010, at Instrument Number 201010490, and recorded in Book 2370, Page 3588, Monroe County, Pennsylvania records.

TAX CODE: 17/90443
PIN NO: 17730202593309

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH CARDONA, JR.;
JAMES F. LJUNGGREN;
KARRIE J. LJUNGGREN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4763 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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 of piece of land situate, lying and being in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot 37 on a map for the Estates at Stone Hill, prepared by Elam & Popoff and filed April 30, 1991 in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 63, at page 122 and 123.

BEING known as Daniel Court, Saylorsburg, PA 18353.

BEING the same premises which Howard E. Johnson by Deed dated June 27, 2002, and recorded July 3, 2002, in Book 2125, Page 7762, granted and conveyed unto David W. Beecher and Maureen A. Beecher, husband and wife, in fee.

UNDER AND SUBJECT to covenants, conditions and restrictions for The Estates of Stone Hill dated April 30, 1991 and recorded in Record Book Volume 1776, at page 1075.

Parcel ID: 15/88299

PIN: 15625601291849

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID W. BEECHER

MAUREEN A. BEECHER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 662 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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 45, Section Two, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot & Associates' and recorded in Monroe County, Pennsylvania, in Plot book No. 17, Page 53.

TITLE TO SAID PREMISES IS VESTED in Elizabeth Kundrat, by Deed from Wanda Y. Cron, single, dated 11/12/1987, recorded 11/12/1987 in Book 1589, Page 134.

Mortgagor Elizabeth Kundrat died on 05/12/2015, leaving a Last Will and Testament dated 07/08/2006. Letters Testamentary were granted to Maria Swenson on 08/07/2015 in Monroe County, No. 4515-0400. The Decedent's surviving heir at law and next-of-kin is Maria Swenson.

TAX CODE: 09/4C/2/104

TAX PIN: 09734404623153

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA SWENSON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ELIZABETH KUNDRAT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2139 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT PARCEL of land in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, as more fully described in Book/Page 2295-6966 and being more particularly described as follows:

ALL THAT CERTAIN lot, parcel of piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 198, Section G, as shown on the map of A Pocono Country Place, Inc., on file in the Recorder of Deed Office at Stroudsburg, PA in Plat Book No. 19 at Page(s) 11, 17 and 19.

Title to said premises is vested in Larry C. Woods and Gladys I. Fernandez by deed from Thomas Molinaro dated February 5, 2007 and recorded February 5, 2007 in Instrument Number 200704843. The said Larry C. Woods died on April 9, 2013 thereby vesting title in his surviving spouse Gladys I. Fernandez by operation of law.

Parcel No. 03/8D/1/449
Pin No. 03635810363285

Being Known As: 7170 Mountain Drive, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLADYS I. FERNANDEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8584 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, JANUARY 26, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Coolbaugh, and State of Pennsylvania, being Lot 370, Section K, as is more particularly set forth on the lot Map of A Pocono County Place, as same is duly recorded in the Office for the Recording of Deeds in Stroudsburg, Pennsylvania.

Also known as 1742 Rolling Hills Dr., Tobyhanna, PA 18466

TITLE TO SAID PREMISES VESTED IN Basdaye Valentin, unmarried, by Deed from Zarina Judy Bally,a/k/a Zorina Judy Bally, single and Rampaul Bajnath, single, joint tenants with right of survivorship, dated 12/03/2002, recorded 12/06/2002 in Book 2138, Page 7789.

TAX CODE: 03/9E/1/269
TAX PIN: 03635920915323

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 BASDAYE VALENTIN, 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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7006 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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

Being all of Lot No. 30 as shown on "Final Plan, Section 3, Ledgewood North", prepared by Frank J. Smith, Jr., Inc., R.S., dated June 17, 1992 and recorded December 16, 1992 in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 64, Page 225.

Title to said Premises vested in Eviarna Toussaint by Deed from Ronald E. Melhorn and Virginia M. Melhorn, his wife dated August 18, 2006 and recorded on September 12, 2006 in the Monroe County Recorder of Deeds in Book 2280, Page 6571.

Being known as: 32 Georgianna Drive, East Stroudsburg, PA 18301

Tax Parcel Number: 09/18/1/6-6
Tax Pin Number: 09730402993014

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EVIARNA TOUSSAINT

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2645 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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. 3305, Section C-1 according to plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 15, page 29, bounded and described as follows, to wit:
In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING known and numbered as 3305 Beaver Dam Road, a/k/a 207 Beaver Dam Road, Long Pond, PA 18334.

BEING the same property conveyed to Manuel A. Torres who acquired title by virtue of a deed from D, E and S Properties Inc., T/A Classic Quality Homes, dated November 13, 2009, recorded November 16, 2009, at Deed Book 2362, Page 6902, Monroe County, Pennsylvania records.

TAX CODE: 19/3F/1/76
PIN NO: 19634403329274

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MANUEL A. TORRES

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2652 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.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. 88, as shown on a plan titled "Final P.R.D. Plan, Water Gap Watch-West," as prepared by R.K.R. Hess Associates of East Stroudsburg, Pennsylvania, and recorded in Monroe County, Pennsylvania in Plot Book No. 72, Page 75.

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

BEING THE SAME PREMISES which LTS Development, Inc., by deed dated 9/20/2000 and recorded 9/21/2000 in Book 2084 Page 5509 conveyed to Anthony Shivers and Serena L. Shivers, husband and wife.

Pin #: 16731102687332
Tax Code #: 16/91018

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY SHIVERS
SERENA L. SHIVERS
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 SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9115 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
AT 10:00 A.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, situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lot No. 4, Urban Farms, as set forth on a map recorded in the office for the recording of Deeds in and for Monroe County in Plat Book Volume 23 at Page 47.

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

Being the same premises conveyed to Joseph F. Patterson by deed of Richard E. Messenkopf and Ann C. Messenkopf, dated January 13, 1986 and recorded in the Office of the Recorder of Deeds of Monroe County in Deed Book Volume 1476 Page 55-57.

Tax Code: 8/9/2/13
PIN No. 08 6350 01 268374

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JLM REALTY, A PENNSYLVANIA PARTNER-SHIP,
MICHAEL BRUNO
LISA BRUNO
JOSEPH PATTERSON**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8018 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017
AT 10:00 A.M.

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 described as follows:

Site 132, Section 1, located within **Tobyhanna Township**, Monroe County, and Commonwealth of Pennsylvania, as recorded in the Office for Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania on the Final Amended Site Plan of Phase 1B, Pinecrest Lake" recorded in Plot Book 72, Page 166.

Being the same premises which Spectrum Pinecrest L.L.C., a Pennsylvania Limited Liability Company by its Deed dated August 2, 2002 and Recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2120, Page 6911; granted and conveyed unto William Vlasich and Sheila Vlasich, husband and wife, Mortgagors hereof in fee.

Tax Code: 19/91604
Pin # 19633404748638

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM VLASICH
SHEILA VLASICH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RYAN A. GOWER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3886 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH Land situated in the Township of Coolbaugh in the County of Monroe in the State of PA

ALL THAT CERTAIN lot/lots, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, being Lot/Lots No. 304, Section F as shown on a map of A Pocono Country Place on file in the Recorder of Deeds Office

at Stroudsburg, PA in Plat Book Volume 19, Page 11, 13 and 15.

Commonly known as: 6233 Park Pl, Tobyhanna, PA 18466

BEING THE SAME PREMISES WHICH Patrick Murray and Josephine Murray, by Deed dated November 30, 2006 and recorded December 4, 2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2289, Page 5037, granted and conveyed unto Karen S. Planchock.

Improvements: Residential property
Tax Code No. 03/8C/1/480
Pin Number 03635814447092

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KAREN S. PLANCHOCK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1436 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017
AT 10:00 A.M.

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, Commonwealth of Pennsylvania, bounded and described as follows:

Being all of Lot No. 9, Van Ams Way, as shown and designated on Final Plan of Subdivisions of Lands of Frederick J. and Livia D. Danker, made by R.D. Russell Associates, dated June 17, 1992 and recorded August 30, 1994, in the Office for the Recorder of Deeds in and for the County of Monroe in Plot Book No. 66, Page 136.
PARCEL ID #08/89428

Title to said premises is vested in Nicholas R. Paust by deed from Eliu Ramirez and Yvette Ramirez dated March 20, 2006 and recorded March 23, 2006 in Instrument Number 200612442
Parcel No. 08/89428
Pin No. 08636100567313

Being Known As: 110 Van Ams Way, Stroudsburg,

Township of Jackson, Monroe County, PA 18360
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NICHOLAS R. PAUST

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8212 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 A.M.**

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

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

Being Lot 46 on a map for the Estates at Stone Hill, prepared by Elam & Popoff and filed April 30, 1991 in the Office for the Recording of Deeds, in and for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 63, Pages 122 and 123.

Title to said Premises vested in Evelyn L. Hayes, single by Deed from David I. Nemeroff and Theresa A. Nemeroff, husband and wife dated September 23, 1996 and recorded on October 20, 1997 in the Monroe County Recorder of Deeds in Book 2041, Page 966.

Being known as: 46 Pheasant Road, Saylorburg, PA 18353

Tax Parcel Number: 15/88308

Tax Pin Number: 15625703209830

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EVELYN L. HAYES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2710 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 27, as shown on a certain plan entitled Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176 which lot is the same as designated in the Declaration Planned Community recorded in Record Book 2216, Page 44 and any all Amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Sheldon Brown, married, by Deed from Fannie Mae, aka, Federal National Mortgage Association organized and existing under the Laws of the United States of America, dated 04/29/2013, recorded 05/10/2013 in Book 2419, Page 9402.

TAX CODE: 09/97700

TAX PIN: 9731400286062

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHELDON 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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3010 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
PARCEL NO.: 3/4D/1/190**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being lot 5421, Section 5 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 23.

TAX CODE: 03/4D/1/190

TAX PIN NO.: 03-6366-01-29-7518

PREMISES ADDRESS: Lot 5421 Section 5, Pocono Farms East; a/k/a 5421 Dorchester Road, Tobyhanna, PA 18466.

Fee Simple Title Vested in Joseph Spinelli by deed from, M&T Mortgage Corporation S/B/C to Keystone Financial Mortgage, dated 8/18/2008, recorded 10/2/2008, in the Monroe County Recorder of deed in Deed Book 2342, Page 8978, as Instrument No. 200828819.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH SPINELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD J. MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7418 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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. 7248, Section K of Pocono Farms, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16 page 113.

BEING known and numbered as 7248 Lake Road, a/k/a 428 Lake Road, Tobyhanna, PA 18466.

BEING the same property conveyed to Bessie L. Sowell, a single individual, her heirs and assigns, who acquired title by virtue of a deed from Raymond Narayan, a married individual, dated August 19, 2003, recorded September 16, 2003, at Deed Book 2167, Page 4599, Monroe County, Pennsylvania records.

TAX CODE: 03/7F/2/48

PIN NO: 03634704830221

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BESSIE L. SOWELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9526 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 6, Section No. 2, (North) of Maeve Manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 64, Page 11.

BEING known and numbered as 6 Moloney Drive, aka 246 Maloney Lane, Tannersville, PA 18372.

Being the same property conveyed to Kalimullah Mohamed and Perveen Kaleem, his wife, who acquired title by virtue of a deed from Kenneth J. Stopka, widower, dated June 14, 2002, recorded June 17, 2002, at Instrument Number 200224069, and recorded in Book 2124, Page 4501, Monroe County, Pennsylvania records.

TAX CODE: 12/87676

PIN NO: 12638303225600

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KALIMULLAH MOHAMED PERVEEN KALEEM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1201 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 A.M.**

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 **Stroud Township**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 213, 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, 105.

BEING known and numbered as 1825 Jennifer Drive, East Stroudsburg, PA 18301

BEING the same property conveyed to James Morrison and Tangela S. Graham, as tenants by the entire-

ty, who acquired title by virtue of a deed from Judith Lowe, dated June 28, 2007, recorded July 20, 2007, at Deed Book 2311, Page 3031, Monroe County, Pennsylvania records.

TAX CODE: 17/15F/1/213

PIN NO: 17639203131512

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES MORRISON TANGELA S. GRAHAM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1008 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JANUARY 26, 2017
 AT 10:00 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 situate in the **Township of Smithfield**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Nos. 77, 78, 79, 80 and 81, Section 2-F, as shown on 'Plotting No. 2, Lake Valhalla, Inc., Smithfield Township, Monroe County, PA., made by G. Kempter, dated November 5, 1956,' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 75, containing in frontage 100 feet, and in depth 90 feet.

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

TITLE TO SAID PREMISES VESTED in Hilary Lew, an unmarried individual, by Deed from Brenda Jessie Fisher, an unremarried widow, dated 02/07/2002, recorded 02/22/2002 in Book 2115, Page 9055.

TAX CODE: 16/10/2/9-3

TAX PIN: 16731201252290

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HILARY LEW

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 283 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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, situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, BEING Lot No. 309, Section B, as shown on a plan of Twin Hills, dated March 24, 1966, and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Plot Book 10, Page 191.

BEING known and numbered as 2100 Sandee Lane (a/k/a East Sandee Lane), a/k/a 2326 Sandee Lane, Stroudsburg, PA 18360.

BEING the same property conveyed to Nancy E. King, a single woman who acquired title b virtue of a deed from Robert Schroeder, a married man, dated October 18, 2005, recorded October 27, 2005, at Deed Book 2245, Page 5314, Monroe County, Pennsylvania records.

TAX CODE: 17/12A/1/38

PIN NO: 17639004544887

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY E. KING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9530 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 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 272, as shown on "Plotting of Wilderness Acres", Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter & Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book Volume 20, Page 17.

Title to said premises is vested in Maria Kellarakos by deed from Ilias Kellarakos, Jimena Q. Yopez, Maria Kellarakos and Pantelis Kellarakos dated February 24, 2009 and recorded March 13, 2009 in Instrument Number 2009058665.

Parcel No. 09/14E/1/232

Pin No. 09731504517777

Being Known As: 650 Wilderness Acres a/k/a 143 Chamberlain Drive, East Stroudsburg, PA, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA KELLARAKOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2839 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.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 in **Smithfield Township** , designated as Lot 52 of Woodland Village at Shawnee Valley, Monroe County, Pennsylvania, as the Lot designation appears on those certain final plat plans and final lay out plans entitled "Shawnee Valley" recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Plot Book 61, Page 219 and Page 220.

BEING THE SAME PREMISES WHICH NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., by Deed dated 10/07/05 and recorded 10/25/05 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2245, Page 1368, granted and conveyed unto Beckie J. Hood.

Improvements: Residential property
Tax Code No. 16/119377
Pin # 16733201297137

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BECKIE J. HOOD**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
AMANDA RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4059 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
AT 10:00 A.M.**

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 being situate in the Township of Hamilton , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 15, as set forth on Final Plan, Subdivision of Lands of Mary J. Young, "Young Estates" being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, Page 168.

BEING known as premises: 550 John Deere Drive Sciota, PA 18354

BEING the same premises in which Bruce N. George and Wanda George, husband and wife, by deed dated October 3, 2005 and recorded on October 5, 2005 in the Office of Recorder of Deeds in and for Monroe County at instrument number 200545441 and Book 2242, Page 6500, conveyed unto Howard Fritz and Leah Fritz.

Parcel No. 08/98155
Pin: 07626800817491

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LEAH B. FRITZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 725 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 , JANUARY 26, 2017
AT 10:00 A.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 situate in **Coolbaugh Township** , Monroe County, Pennsylvania. Being Lot No. 5911, Section P, of Pocono Farms as shown on plan of lots recorded in Monroe County Recorder of Deeds Office in Plot Book 15, Plot Book 15, page 61.

BEING known and numbered as 5911 Mohawk Trail n/k/a 3136 Mohawk Trail, Tobyhanna, PA 18466.

Being the same property conveyed to Clery Bennett, a single individual who acquired title by virtue of a deed from Kim M. Predmore and George P. Pre-

dmore, husband and wife, and Kathleen Karas and Robert G. Karas, husband and wife, dated April 15, 2005, recorded May 4, 2005, at Official Records Volume 2224, Page 2092, Monroe County, Pennsylvania records.

TAX CODE: 03/71/1/132

PIN NO: 03635704700517

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CLERY BENNETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3141 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.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 in Township of Chestnuthill, Monroe, Commonwealth of PA, as more fully described in Book 2018 Page 0489 ID# 2/86536, being known and designated as Lot Number 68 Section Seven, plotting of Sierra View, Chestnuthill Township made by VEP and Associates, Inc and recorded in Plot Book No. 61, Page 210. Being more particularly described as a metes and bounds property.

TITLE TO SAID PREMISES IS VESTED IN Shirley M. Vale, married, by Deed from Universal Industries, Inc., a Pennsylvania Corporation, dated 09/05/1995, recorded 09/08/1995 in Book 2018, Page 489.

TAX CODE: 02/86536

TAX PIN: 02633103225524

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHIRLEY M. VALLE A/K/A

SHIRLEY M. BORGES A/K/A

SHIRLEY M. VALLE-BORGES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7757 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 5, Phase 1, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corporation, which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania as Plot Book Volume 63, Page 17.

BEING Tax ID No. 09/86757.

TITLE TO SAID PREMISES IS VESTED IN Phillip Small, single man, by Deed from Phyllis Small, dated 09/17/2015, recorded 09/17/2015 in Book 2459, Page 8905.

TAX CODE: 09/86757

TAX PIN: 09732302987664

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PHILLIP R. SMALL A/K/A

PHILLIP SMALL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 70 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel, or piece of land situate in the **Township of Pocono** , County of Monroe, and State of Pennsylvania being Lot 13, Section 3, as on Map titled Final Plan Section No. 3 Sunset Pocomo, being recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 59.

TITLE TO SAID PREMISES VESTED IN Daniel J. Prussman and Nicole M. Bellmund, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Michael J. Lynch and Constance A. Lynch, h/w, dated 12/28/2007, recorded 01/07/2008 in Book 2324, Page 6895.

TAX CODE: 12/5B/3/14
TAX PIN: 12637403325806

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DANIEL J. PRUSSMAN
 NICOLE M. BELLMUND
 A/K/A N M. BELLMUND**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4712 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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, marked and designated as Lot No. 226, Section A, as shown on "Plotting of Stillwater Lake Estates, Inc. Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot Book No. 8 at Page 121.

BEING known as 226A Woodland Drive, Pocono Summit, PA.

PARCEL: 19/4A/1/81

PIN: 19634504540669

BEING the same premises which Builders Mortgage Service, Inc. by Deed dated May 9, 2003, and recorded June 17, 2003, in Book 2156, Page 7670, granted and conveyed unto Lorraine Pagano, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LORRAINE PAGANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

MICHAEL J. SHAVEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8041 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JANUARY 26, 2017

AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or tract of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 35, as shown on a certain plan entitled Final Plans Phase 2, Blue Mountain Lake, as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 67, Pages 47 and 48 which lot is the same as designated in the Declaration of Blue Mountain Lake recorded in Deed Book Volume 1890, Page 1286 and any all Amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES VESTED IN Travis Lutter, individually, by Deed from Travis Lutter and Johanne Lutter, h/w, dated 04/23/2015, recorded 07/29/2015 in Book 2457, Page 4278.

TAX CODE: 17/89544

TAX PIN: 17730304526819

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TRAVIS LUTTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10096 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**

AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 25, Chatham Hill Road, as shown on Map of "Chatham Hill" as recorded in the Recorder of Deeds Office in Stroudsburg, Pennsylvania, in Plot Book No. 61, at Page 158.

BEING THE SAME PREMISES which Cheryl A. Strycharz, single, by deed dated 9/30/1998 and recorded 10/22/1998 in Book 2055 Page 927 conveyed to Cynthia Vallellanis and the said Cynthia Vallellanis departed this life on 9/11/2008, vesting title solely in Michael Lefurge, as Administrator of the Estate of Cynthia Vallellanis.

Pin #: 08635000192745

Tax Code #: 08/86405

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL LEFURGE, AS ADMINISTRATOR OF THE ESTATE OF CYNTHIA VALLELLANIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2596 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **JANUARY 26, 2017**

AT 10:00 A.M.

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 No. 183, Section A, 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/Page 31/63.

BEING THE SAME PREMISES which Lenora A. Meyer, a single woman, by deed dated 2/20/2007 and recorded 2/28/2007 in Book 2297 Page 7580 conveyed to Steven Johnston and Joan Johnston, husband and wife.

Pin #: 17639202573278

Tax Code #: 17/15A/2/194

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOAN JOHNSTON
STEVEN JOHNSTON
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."

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
 REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1074 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
 AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 97, Section 9, as shown on 'Plotting of Sierra View', Tunkhannock Township, Monroe County, Pennsylvania, in Plot Book No. 34, page 15.

UNDER AND SUBJECT to Restrictions, etc., as appear chain of title.

TITLE TO SAID PREMISES IS VESTED IN Laura M. Tardif and Chad A. Bubenick, Jr., as tenants by the entirety, by Deed from Jonathan M. Dixon and Adrienne Dixon, h/w, dated 03/23/2005, recorded 04/11/2005 in Book 2221, Page 7067.

TAX CODE: 20/3D/14
 TAX PIN: 20633101284692

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAURA M. TARDIF
 CHAD A. BUBENICK, 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 - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6766 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
 AT 10:00 A.M.

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 2081, Section 27, Saw Creek 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 47, Page 19.

Title to said premises is vested in Denise Shaw by deed from Ricardo Delgado dated July 31, 2003 and recorded September 3, 2003 in Deed Book 2165, Page 9751.

Parcel No. 9/5A/1/61
 Pin No. 09734501081588

Being Known As: 2090 Scarborough Way f/k/a 2081 Scarborough Way Bushkill, Pennsylvania, Township of Middle Smithfield, Monroe County, PA 18324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENISE SHAW

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 432 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
 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 piece, parcel and tract of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being Lot No. 28, Section C, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, on file in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 13 at Page 3.

TITLE TO SAID PREMISES VESTED IN Demetrius McKune and Vendetta Stewart, joint tenants with right of survivorship, by Deed from Percudani House, LP, dated 12/06/2002 in Book 2139, Page 3643.

TAX CODE: 12/3A/1/82
TAX PIN: 12638201197068

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**DEMETRIUS MCKUNE
VENDETTA STEWART**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 439 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday, JANUARY 26, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being lot or lots No. 83, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 33, Page(s) 101, 103.

BEING THE SAME PREMISES which Todd J. Sloan and Tracy M. Sloan, husband and wife, by deed dated 10/5/2007 and recorded 10/23/2007 in Book 2319 Page 2693 conveyed to Katty Rodriguez-Harrold and Keyon Harrold, her husband.
Pin #: 17638204910222
Tax Code #: 17/15F/1/83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEYON HARROLD
KATTY RODRIGUEZ-HARROLD**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3468 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday, JANUARY 26, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots, pieces or parcels of land, situate, lying and being in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, Being Lots 24, 25, 26 & 27, Block 3, Unit 2, Monroe Lake Shores, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 8, Page 94.

TITLE TO SAID PREMISES VESTED IN James E. Campbell, Jr. and Sarah C. Campbell, h/w, by Deed from Arleen Dellaporta, widow, dated 05/13/2005, recorded 05/17/2005 in Book 2225, Page 7126.
TAX CODE: 09/14A/2-3/25
TAX PIN: 09731502855650

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**JAMES E. CAMPBELL, JR.
A/K/A JAMES E. CAMPBELL
SARAH C. CAMPBELL**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7306 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017
AT 10:00 A.M.

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

ALL THAT CERTAIN lot being No. 19 on Map of Section Five, Timber Trails, Coolbaugh Township, Monroe County, Pennsylvania, and recorded in Plot Book 22, Page 33, in the Monroe County Recorder's Office.

being the same premises which Feredoun Naderi and Mahlagha Naderi, by Deed dated 6/18/1999 and recorded 6/22/1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2065, Page 4183, granted and conveyed to Scott S. Vansant and Denise Vansant.

Improvements: Residential property
Tax Code No. 03/15A/2/35
Pin #03-6336-03-31-2660

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SCOTT S. VANSANT
DENISE VANSANT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9565 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots; parcels or pieces of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lots 6, 7 and 8. Block 11, Unit 8, Monroe Lake Shores, 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 59, page 196.

BEING THE SAME PREMISES which Krzysztof Konopka and Krystyna Konopka, husband and wife, by deed dated 11/29/2011 and recorded 12/7/2011 in Book 2395 Page 2046 conveyed to Joseph E. Pizzillo and Kimberly M. Pizzillo, husband and wife.

Pin #: 09732503248160,
09732503248075, 09732503248090

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH E. PIZZILLO
KIMBERLY M. PIZZILLO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5139 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of

Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 17, Section Three, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 18, page 19.

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Martini, Jr. and Raemonda Martini, by Deed from Thomas F. Martini, Jr., dated 07/31/2007, recorded 08/08/2007 in Book 2313, Page 816

TAX CODE: 09/4C/3/20

TAX PIN: 09734403316156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS F. MARTINI, JR.

RAEMONDA MARTINI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1857 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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

ALL THAT PARCEL of land in Township of Middle Smithfield, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2019, Page 7818, ID#9-4F-1-3, being known and designated as Lot 263, Section 19, Winona lakes, filed in Plat Book 19, Page 51.

TITLE TO SAID PREMISES VESTED IN Albert Haase and Ellen Haase, h/w, as tenants by the entirety, by Deed from George Uebler and Thomas a. Coolbaugh, dated 11/03/1995, recorded 11/06/1995 in Book 2019, Page 7818.

TAX CODE: 09/4F/1/3

TAX PIN: 09734503423042

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELLEN HAASE

ALBERT HAASE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 895 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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 #25, Section E as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Number 18, Pages 101, 107 and 109.

TITLE TO SAID PREMISES VESTED IN Arthur Mosley, by Deed from Nicholas Thatcher and Angela Thatcher, his wife, dated 02/20/2007, recorded 03/28/2007 in Book 2300, Page 4803.

TAX CODE: 03/9A/1/348

TAX PIN: 03635816739654

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ARTHUR MOSLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2246 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.M.**

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 **Chestnut Hill Township** , County of Monroe, Commonwealth of Pennsylvania. Being Lot No. 48, Section 1, Countryside Estates.

BEING the same premises which John Paoella by deed dated June 14, 2013, and recorded June 18, 2013, in the Office of the Recorder of Deeds in and for the County of Monroe, in Book 2421, Page 9506, granted and conveyed unto John Paoella and Caroline P. Hochfeld.

TAX PARCEL NO.: 2/9A/1/5
 PIN NO.: 02-6248-02-67-4092

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 CAROLINE P. HOCHFELD**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3874 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot being No. Sixty-Five on Map of Section 5, Timber Tails, Coolbaugh Township, Monroe County, Pennsylvania, and recorded in Plot Book 26 Page 23, in the Monroe County Recorder's Office.

BEING known as Parcel Identification No. 3/15A/2/8. TITLE TO SAID PREMISES IS VESTED IN John D'Angelo and Brian P. McCafferty, both unmarried men by Deed from John F. Currie and Teresa M. Currie, husband and wife, dated May 6, 2005 and recorded September 23, 2005 in Deed Book 2241 Page 485.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN D'ANGELO AND
 BRIAN P. MCCAFFERTY**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
RYAN A. GOWER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10644 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JANUARY 26, 2017
 AT 10:00 A.M.**

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 **Barrett** , Monroe County, Pennsylvania; BEING **KNOW AS** Route 590 & Playhouse Lane a/k/a 308 Playhouse Lane, (Barrett Township), Mountanhme, PA 18342

Parcel Number: 1/14/1/19
 Pin Number: 01638701261557

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH SMELTZ

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2236 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

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 Lot 4 Georganna Dr., East Stroudsburg, PA 18302

Parcel Number: 09/18/4/4

Pin Number: 09730402996389

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GAYNELL A. SHAW

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2734 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh, Monroe County, Pennsylvania:
Being Known As 705 Graham Ln., Tobyhanna, PA 18466

Parcel Number: 3/4B/1/109

Pin Number: 03636703000707

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REINALDO VEGA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec 30; Jan 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9288 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JANUARY 26, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Price, Monroe County, Pennsylvania:
Being Known As 293 Forest Drive f/k/a 626 Forest Drive, (Price Township), Canadensis, PA 18325

Parcel Number: 14/3C/1/155

Pin Number: 14730701475308

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIMBERLY A. PACEWICZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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