

**PUBLIC NOTICE  
1103 CIVIL 2019**

RIVER VILLAGE OWNERS ASSOCIATION  
Plaintiff(s)  
Vs.  
**SUE M. WILSON**  
Defendant(s)

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

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

Your house (real estate) at Unit 32, Interval No. 4, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **September 24, 2020 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. R32, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Denise Wilson, Susan Burger, and Danielle Wilson, and Sue M. Wilson, by deed dated October 4th, 2007, and recorded November 28th, 2007, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2321 at Page 9622 granted and conveyed unto Sue M. Wilson.

Tax code #: 16.2.1.1-7-8C  
PIN #: 16732102770342

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

**LAWYER REFERRAL SERVICE**

**Monroe County Bar Association**  
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Stroudsburg, PA 18360  
monroebar.org  
(570) 424-7288

PR - Aug. 7

**PUBLIC NOTICE  
ARTICLES OF  
INCORPORATION - PROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988 No. 177, effective October 1, 1989 as amended.

The name of the proposed corporation is **MATRIX BEHAVIOR SOLUTIONS, LLC.**

William A. Watkins, Esq.  
46 North Sixth Street  
Stroudsburg, PA 18360

PR - Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Bernard A. Dukert a/k/a Bernard Ainsley Dukert**, deceased

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

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

PR - July 31, Aug. 7, Aug. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Charles Joseph Roeschen a/k/a Charles J. Roeschen**, deceased

Late of Tunkhannock Township, Monroe County  
Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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.  
Margaret Eikow, Executrix  
c/o

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

PR - July 24, July 31, Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **FLORENCE D. ZATEENY, a/k/a FLORENCE ZATEENY**, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Mimi Zateeny  
c/o

Mark A. Primrose, Esquire  
17 North Sixth Street  
Stroudsburg, PA 18360

PR - July 24, July 31, Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of John Edward Harraka a/k/a John E. Harraka, deceased

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

Joanne M. Bretzger, Executrix  
c/o

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

PR - July 24, July 31, Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF John Holler, Deceased April 22, 2020, of Chestnuthill Township, Monroe County.

Letters Testamentary in the above named estate have been granted to the undersigned.

All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney 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, c/o Executor.

Executor: Denise Seitter

Law Office of David A. Martino, Esquire  
1854 PA Rte 209, P.O. Box 420  
Brookheadville, PA 18322

PR - July 24, July 31, Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of John J. Horan Jr., late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Kimberley Colasante, Executrix  
7409 Palmetto Street  
Philadelphia, PA 19111

PR - July 31, Aug. 7, Aug. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of LULU L. COCO, late of 2275 Chipperfield Drive, 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 the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice

may be given to Claimant.  
Frank J. Coco Jr., Executor  
2275 Chipperfield Drive  
East Stroudsburg, PA 18301

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

PR - July 24, July 31, Aug. 7

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF MARTHA M. LeBAR, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Annette LeBar, Executrix  
243 Tanite Road  
Stroudsburg, PA 18360

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

PR - Aug. 7, Aug. 14, Aug. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Randell C. Kulp, late of the Township of Smithfield County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Joshua Kulp  
259 Walnut Drive  
Northampton, PA 18067

OR TO:

Durney, Worthington & Madden, LLC  
By: Jeffrey A. Durney, Esq.  
P.O. Box 536  
2937 Route 611, Merchants Plz., Ste. 8  
Tannersville, PA 18372

PR - July 31, Aug. 7, Aug. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Robert W. Cramer, late of Stroud Township, Monroe County, Pennsylvania.

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

Executor:  
Richard N. Cramer  
1015 Lindbergh Avenue

Stroudsburg, PA 18360

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

PR - July 31, Aug. 7, Aug. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Sarah K. Frantz, late of 306 Bryant Street, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Susan Frantz Wyckoff, Executrix  
c/o

Todd R. Williams, Esquire  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

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

PR - July 31, Aug. 7, Aug. 14

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Sharon L. Possinger, a/k/a Sharon Louise Possinger, late of 2120 North Fifth St., Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Richard M. Possinger, Administrator  
c/o

Todd R. Williams, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

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

PR - Aug. 7, Aug. 14, Aug. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary on the Estate of Kevin Matthew Penn, also known as, Kevin Penn, late of Mount Pocono Borough, Monroe County, Pennsylvania, deceased, have been granted to the undersigned.

ALL persons knowing themselves to be indebted to said Estate should make payment immediately, and those having claims should present them for settlement to:

Kathleen Marie Penn  
67 Potter Lane  
Loysville, PA 17047  
Executrix

or to her Attorney:

Scott W. Morrison, Esquire  
6 West Main Street  
P.O. Box 232  
New Bloomfield, PA 17068

PR - Aug. 7, Aug. 14, Aug. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF STANLEY J. LOCKE, late of 2243 Whipoorwill Drive, Coolbaugh Township, Monroe County, Pennsylvania (died May 14, 2020), to Gary Locke, as Executor.

All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o

Tammy Lee Clause, Esquire  
P.O. Box 241  
Newfoundland, PA 18445

PR - Aug. 7, Aug. 14, Aug. 21

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 3213 Civil 2019**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION  
Plaintiff

vs.  
**THOMAS PALMER JR.,**  
Defendant

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

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

Your real estate at UNIT 114, INT. 39, DePUY VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on September 24, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-114, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Louis A. Schatz and Grace J. Schatz, a married couple, by deed dated June 26, 2015 and recorded on October 7, 2015 in Record Book Volume 2460 at Page 9825 granted and conveyed unto Thomas Palmer Jr., a single man.

BEING PART OF PARCEL No. 16/3/3/3-1-114 and PIN NO. 16733101093702B114

Tax Code: 16.3.3.3-1-114

PIN #: 16733101093702B114

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

**Monroe County Bar Association**

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monroebar.org  
570-424-7288

PR - Aug. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 3222 Civil 2019**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION  
Plaintiff  
vs.

**MICHAEL A. CURATOLO,**  
Defendant

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

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

Your real estate at UNIT 161, INT. 51, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on **September 24, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 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. **RV-161**, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Susan Thompson, Widow of Ralph B. Thompson, by deed dated January 16, 2016 and recorded on February 17, 2016 in Record Book Volume 2467 at Page 2055 granted and conveyed unto Michael A. Curatolo, as sole owner.

Tax code #: 16.2.1.1-11  
PIN #: 16732100340877

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

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PR - Aug. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4626 Civil 2019**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION  
Plaintiff  
vs.

**TIMOTHY DERRICK,**

Defendant

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

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

Your real estate at UNIT 110, INT. 44, DePUY VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on **September 24, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 44 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-110**, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which David C. Koch and Beverly G. Koch, a married couple, by deed dated August 19, 2015 and recorded on October 20, 2015 in Record Book Volume 2461, at Page 5290 granted and conveyed unto Timothy Derrick, a single person.

Tax code #: 16.3.3.3-1-110  
PIN #: 16733101092723B110

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

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PR - Aug. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 5921 Civil 2019**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION  
Plaintiff

vs.

**EDITH HIGGINBOTHAM FORD and  
DONALD T. FORD,**  
Defendants

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

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

Your real estate at UNIT RV 126, INT. 31, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on **September 24, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 31 in that certain piece or parcel of land, together with the message (and ve-

randa, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-126, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 January 18, 1988, and recorded on March 3, 1988, in Record Book Volume 1606 at Page 375 granted and conveyed unto Edith Higginbotham Ford and Donald T. Ford, a married couple.

Tax code #: 16.2.1.1-10  
PIN #: 16732101450770

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

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PR - Aug. 7

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7812 Civil 2014**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION  
Plaintiff  
vs.

EMIDSOUTH INC.,  
Defendant

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

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

Your real estate at UNIT RV 164, INT. 33, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on September 24, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 33 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-164, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which which Joseph John Canik and Harriet Canik, by deed dated August 31, 2010, and recorded on March 22, 2011 in Record Book Volume 2384 at Page 4774 granted and conveyed unto Edmidsouth Inc. (a Missouri corporation).

Tax code #: 16.2.1.1-11  
PIN #: 16732100340877

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PR - Aug. 7

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
QUIET TITLE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 2020-02758**

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

vs.

JULIA K. GROVER BETTY KNOWLES BUILDERS  
MORTGAGE SERVICE, INC.  
Defendants

**NOTICE**

To BUILDERS MORTGAGE SERVICE, INC.

You are hereby notified that on April 28, 2020 Plaintiff, LAKEVIEW LOAN SERVICING, LLC, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2020-02758. Wherein Plaintiff seeks to reform the Vesting Deed and Mortgage

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

**NOTICE**

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

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

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

Lawyer Referral Service:

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

PR - Aug. 7

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
QUIET TITLE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 2020-02577**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

CANDACE S. MOORE, JOHN MOORE

LTS HOMES, LLC

Defendants

**NOTICE**

To **CANDACE S. MOORE** and **JOHN MOORE**

You are hereby notified that on April 4, 2020, Plaintiff, WELLS FARGO BANK, N.A., filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2020-02577. Wherein Plaintiff seeks to reform the Vesting Deed and Mortgage.

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

**NOTICE**

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

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

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

Lawyer Referral Service

**Monroe County Bar Association**

**Find a Lawyer Program**

**913 Main Street**

**Stroudsburg, PA 18360**

**Telephone (570) 424-7288**

**Fax (570) 424-8234**

PR - Aug. 7

**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 6010 CIVIL 2013, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020**

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

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

**LEGAL DESCRIPTION**

AN undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 39 in that certain piece or parcel of land, situate in the Town-

ship of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-105 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 13th, 1979, and recorded on November 27th, 1984, in Record Book volume 1423 at page 78 granted and conveyed unto Robert R. Heisler and Frances J. Heisler, a married couple. Being part of Parcel No. 16/3/3/3-1-105 and Pin No. 16733101090696B105

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

**MARK W. HEISLER, CO-EXECUTOR OF THE ESTATE OF ROBERT R. HEISLER, DECEASED  
LINDA A. FARRELL, CO-EXECUTOR OF THE ESTATE OF ROBERT R. HEISLER, 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.

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6441 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020**

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

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

**LEGAL DESCRIPTION**

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

Beginning at a point in the westerly right-of-way line of Iroquois Street. Said point being further described as the common front corner of Combined Lot No. 7148 and Lot No. 7149 as shown on a certain plan of minor subdivision;

Thence along the dividing line between Combined Lot

No. 7148 and Lot No. 7149 South 87 degrees 40 minutes 12 seconds West 150.00 feet to the northwest corner of Lot No. 7149; Said corner being in the line of Corporate Property;  
 Hence along said Corporate Property North 22 degrees 42 minutes 33 seconds West 127.94 feet to the Southwest corner of Lot No. 7142;  
 Hence along the southeasterly line of Lot No. 7142 North 45 degrees 58 minutes 39 seconds East 100.55 feet to the southwest corner of Lot No. 7145;  
 Hence along the southerly line of Lot No. 7145 South 76 degrees 09 minutes 52 seconds East 146.00 feet to a corner in the westerly line of Iroquois Street. Said corner being further described as the common front corner of Lot No. 7145 and Combined Lot No. 7148, the lot herein described.

Hence along the Westerly right-of-way line of Iroquois Street by a curve to the left having a radius of 525.00 feet, an arc length of 148.12 feet and a chord bearing and distance of South 05 degrees 45 minutes 11 seconds West 147.63 feet to the point of beginning.

Containing 30,160 square feet more or less.  
 Being all of Combined Lot No. 7148 as shown on a Plan of Minor Subdivision of lands of August W. Baker and Diana M. Magni-Baker dated February 24, 2000 and recorded in the Monroe County Recorder of Deeds Office in Plat Book 72, Page 26.

BEING KNOWN AS: 5245 Iroquois Street, Tobyhanna, PA 18466

BEING THE SAME PREMISES WHICH Michael A. Chapman and Doreen Chapman, husband and wife by Deed dated 4/26/2013 and recorded 5/7/2013 in the Office of the Recorder of Deeds in Deed Book 2419 at Page 7014, granted and conveyed unto Nathaniel Mitchell, a single man, as sole owner.

PIN #: 03635703401678  
 TAX CODE #: 03/7J/2/148

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

**NATHANIEL MITCHELL**

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 DAVID FEIN, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 94 CIVIL 2020, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 27, 2020  
 AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, situate in the township of Smithfield, county of Monroe and commonwealth of Pennsylvania, shown as lot 89 on a plan titled "Fox Chapel, major subdivision, final plan", dated March 4, 2002, (last revised 10/14/05) as prepared by Quad3 group of Wilkes-Barre, PA., and recorded in Monroe county plot book 77, page 303, more fully described as follows, to wit:

BEGINNING at a point on the westerly right of way line of Fox Den drive, said point being the most northerly common corner of lot 83 and lot 89, as shown on the above mentioned plan;  
 THENCE 1.) By said lot 83, south 53 degrees 33 minutes 43 seconds west 81.07 feet to a point;  
 THENCE 2.) By lot 82, south 65 degrees 14 minutes 58 seconds west 38.69 feet to a point;  
 THENCE 3.) By an area designated as open space, on a curve to the right having a radius of 289.00 feet for an arc length of 109.17 feet to a point;  
 THENCE 4.) By lot 90, north 76 degrees 11 minutes 52 seconds east 119.00 feet to a point on the said westerly right of way line of Fox Den drive;  
 THENCE 5.) Along said Fox Den drive, on a curve to the left having a radius of 170.00 feet for an arc length of 67.16 feet to a point;  
 THENCE 6.) Along the same, south 36 degrees 26 minutes 17 seconds east 2.84 feet to the place of beginning.

UNDER AND SUBJECT to all easements and rights of way of record, or as they exist on the ground.  
 BEING all of lot 89, as shown on the above mentioned plan.

Parcel ID: 16/98552  
 Commonly known as 403 Liberty Court, East Stroudsburg, PA 18301

However, by showing this address no additional coverage is provided

TITLE TO SAID PREMISES VESTED IN Brian M. Lagalo and Toni V. Lagalo, husband and wife, by Deed from LTS Homes, LLC, dated 06/14/2012, recorded 07/17/2012, in Book 2405, Page 3449.

TAX CODE: 16/98552  
 TAX PIN: 16730204937247

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

**BRIAN M. LAGALO  
 TONI V. LAGALO**

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 KENYA BATES, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 199 CIVIL 2020, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

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. 63 as shown on plan entitled "Revision of a Portion of Cobble Creek Estates," dated October 2, 1972 Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds etc., at Stroudsburg, PA, in and for the county of Monroe in Plot Volume No. 17 at page No. 125.

BEING KNOWN AS: 3422 Buck Run f/k/a 6 Buck Run, Tannersville, PA 18372

BEING THE SAME PREMISES which Peter Poidomani and Christine Poidomani, husband and wife by Deed dated 1/16/2001 and recorded 2/27/2001 in the Office of the Recorder of Deeds in Deed Book 2091 at Page 8770, granted and conveyed unto Kenneth Morris and Tammy Cardona, both single, as joint tenants with the right of survivorship.

PIN #: 12636301352214

TAX CODE #: 12/11B/1/67

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

**TAMMY CARDONA**

**KENNETH MORRIS**

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania

**BROOKE R WAISBORD, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2557 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or tract of land situated in the Township of Stroud in the County of Monroe in the State of Pennsylvania, described as follows, to wit:

Lot Number 107, Section 2, of Plan of Ramstan Corporation, as recorded in the Monroe County Recorder's Office in Plot Book Volume 67, Page 67.

Commonly known as: 1002 Ramstan Drive, Stroudsburg, PA 18360

BEING THE SAME PREMISES which Sunrise Investment Co., Inc., a Pennsylvania Corporation, by Deed dated December 12, 1997 and recorded December 15, 1997 in Deed Book 2043, page 0738, Instrument #199734871, in the Office of the Recorder of Deeds in and for the county of Monroe, granted and conveyed unto Salvador Ruiz and Mayra Ruiz, his wife, in fee.

Tax ID #: 17-6391-20-91-2084

(MAP: 17/89580)

PIN #: 17639120912084

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

**MAYRA B. RUIZ A/K/A MAYRA RUIZ**

**SALVADOR RUIZ**

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

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

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

Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
**MORRIS A SCOTT, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8793 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on



**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Ross**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 6, according to the Final Plan of Plotting IV of Hickory Hill Farms (West), recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 28, Page 93.

**BEING KNOWN AS:** 338 Maple Terrace FKA Lot 6 Maple Terrace, Saylorburg, PA 18353

**BEING THE SAME PREMISES** which Blue Ridge Real Estate Company by Deed dated 3/6/2008 and recorded 3/7/2008 in the Office of the Recorder of Deeds in Deed Book 2328 at Page 7221, granted and conveyed unto Joseph Bordonaro and Barbara Bordonaro, husband and wife.

**PIN #: 15625701355110  
TAX CODE #: 15/8B/3/31**

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

**BARBARA BORDONARO  
JOSEPH BORDONARO**

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

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

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

**Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
BROOKE R WAISBORD, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 24, 31; Aug 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4183 CIVIL 2015, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lots situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 3501, Section VII, as shown on Pocono Farms East (erroneously stated as 'Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' on prior deed)

and recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book 70, Page 269 (erroneously stated as Plot Book Volume 17, Page 123). **TITLE TO SAID PREMISES VESTED** in Richard Wilkins, by Deed from Sandra Michelle Wilkins, dated 10/05/2015, recorded 10/20/2015, in Book 2461, Page 5605.

**TAX CODE: 03/4B/2/92  
TAX PIN: 03636703210779**

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

**RICHARD WILKINS A/K/A RICHARD D. WILKINS  
SANDRA MICHELLE WILKINS A/K/A SANDRA M. WILKINS**

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

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

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

**Ken Morris  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 24, 31; Aug 7**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2196 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of Tract of land situate in the **Township of Jackson**, Monroe County, Pennsylvania, and being known as 1522 Eagles View Court, Stroudsburg, Pennsylvania 18360.

**BEING** the same premises which Classic Quality Homes by deed dated January 6, 2014 and recorded January 14, 2014 in Deed Book 2432, Page 9207 Instrument Number 201400973, granted and conveyed unto Jacqueline Moore-Price and Stephen Joseph Jr.

**TAX MAP AND PARCEL NUMBER: 8/98944  
BEING PARCEL # 8/98944 (PIN 08636101351190).  
THE IMPROVEMENTS THEREON ARE:** Residential Dwelling

**REAL DEBT: \$332,785.46  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109**

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

**JACQUELINE MOORE-PRICE  
STEPHEN JOSEPH, 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.

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 CHELSEA A NIXON, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2406 CIVIL 2012, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 27, 2020

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT PARCEL of land in Township of Middle Smithfield, Monroe County, State of Pennsylvania, as more fully described in Deed Book 1615, ID # 9/13B/1/96, being known and designated as all that certain lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot # 85, Section J, as shown on Plan of Lots entitled Plotting # 1, Leisure Lands, Inc. Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 9 page 103.

TITLE TO SAID PREMISES VESTED IN Bernard Bulay, Jr, by Deed from Kenneth E. Plank, dated 08/14/2009, recorded 09/21/2009, in Book 2359, Page 9989.

TAX CODE: 09/13B/1/96

TAX PIN: 09731602859524

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

**BERNARD BULAY, JR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 PETER WAPNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 24, 31; Aug 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9479 CIVIL 2010, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 27, 2020

AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 105 on a map entitled "Map of Final Plan, Section Two, The Birches West", recorded in Plot Book Volume 38, Page 59, being further bounded and described as follows, to wit:

BEING Lot No. 105, Section 2, The Birches West. Containing 1.003 acres, more or less.

BEING THE SAME PREMISES which Steven Agosto and Nancy V. Agosto, his wife, by deed dated 12/18/2006 and recorded 12/21/2006 in Book 2291 Page 3337 conveyed to Severiano Matos and Karina Arce, his daughter.

Pin #: 02633002764869

Tax Code #: 02/14D/3/16

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

**KARINA ARCE**

**SEVERIANO MATOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris  
 Sheriff of Monroe County  
 Pennsylvania  
 DAVID FEIN, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 24, 31; Aug 7

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2866 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, August 27, 2020  
AT 10:00 A.M.**

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

**CHERYL L. NOEL**

Defendant

CASE NO. 2866 CV 2019

DEBT: \$137,601.84

plus interest, costs, and attorney's fees

Attorneys:

HILL WALLACK LLP

Michael J. Shavel, Esquire

Jill M. Fein, Esquire

Telephone: (215) 579-7700

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, together with all buildings and improvements situate thereon, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Marshall Creek, distant twenty-one (21) feet on a course of South eighty-six (86) degrees nine (09) minutes West from an iron pin on the Easterly bank of said creek; thence running from said beginning by lands now or late of Frances V. Jones and by lands now or late of Edla N. Huffman, up the middle of said Creek in a Northerly direction one hundred seventy-three (173) feet, more or less, to a point in the middle of said Creek; distant thirty (30) feet on a course of South eighty-six (86) degrees forty-seven (47) minutes West from an iron pin on the Easterly bank of said Creek; thence by lands now or late of Edla N. Huffman, of which this tract was formerly a part, North eighty-six (86) degrees forty-seven (47) minutes East three hundred six and four tenths (306.4) feet to a log cabin spike in the middle of a private road; thence by the same and along said road South seven (07) degrees fourteen (14) minutes West sixty-six and eight tenths (66.8) feet to a log cabin spike in the middle of said road; thence by the same and still along road South seventeen (17) degrees twenty (20) minutes West one hundred four and one tenth (104.1) feet to a log cabin spike in the middle of said road; thence by the same, being known as Lot No. 6, South eighty-six (86) degrees nine (09) minutes West two hundred twenty-three and a half (223 1/2) feet to the point and place of BEGINNING. Containing one and five hundredths acres of land as surveyed by Wilson M. Hopkins, May 10, 1940. Being Lot No. 7 on map of lots prepared by Wilson M. Hopkins for Norman Huffman in May 1940

Parcel ID# 09/15/1/24

Market Value: \$11,580.00

PIN# 09731400881097

Address of property to be sold: 128 Creek Cabin Lane, East Stroudsburg, PA 18302

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

**CHERYL L. NOEL**

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