

MONROE LEGAL REPORTER

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 49 MD 2011**

IN RE: DAVID CUFFEE

ORDER

AND NOW, this 11th day of April 2013, upon petition of David Cuffee, who was previously licensed as a private detective, to operate under the fictitious business name of "DC Investigation and Security Solution, LLC," it is ORDERED that a hearing on the petition is scheduled for May 17, 2013 at 11:00 a.m. in Courtroom No. 3, Monroe County Courthouse, Stroudsburg, PA.
PR - April 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Alma Jean Holloway**, late of Price 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 (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.
Stephanie J. Holloway, Executrix
1660 Middle Road
Stroudsburg, PA 18360

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

PR - May 3, May 10, May 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ANTHONY M. BOTTANELLI**, late of Middle 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 his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.
Paul R. Reiche, Administrator
127 Chariton Drive
East Stroudsburg, PA 18301

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

PR - April 26, May 3, May 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BARBARA H. EGGERT**, late of 375 Hellers Lane, Long Pond, Monroe County, Pennsylvania 18334, 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, 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.

Sarah Thompson, Executrix
375 Hellers Lane
Long Pond, PA 18334

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

PR - April 19, April 26, May 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BARBARA W. DRAHOZAL, a/k/a BARBARA DRAHOZAL, a/k/a BARBARA WALKER DRAHOZAL**, late of Price Township, Monroe County, Pennsylvania, deceased.

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

DAVID S. DRAHOZAL, Executor
1438 Millikens Bend Road
Herndon, VA 20170

Elizabeth Bensing Weekes, Esq.
Bensing and Weekes, LLC
529 Sarah St.

Stroudsburg, PA 18360

PR - April 26, May 3, May 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **CARL J. MORITZ JR.**, late of the Borough of Mount Pocono, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Mr. Stephen J. Moritz Sr., Executor
146 Old Kettle Court
Stroudsburg, PA 18360

or to:

CRAMER, SWETZ
& McMANUS, P.C.
Attorneys at Law

By: Jeffrey L. Wright, Esquire
711 Sarah St.
Stroudsburg, PA 18360

PR - April 26, May 3, May 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Dorothy E. Bulloch**, late of Hamilton 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 within the County where notice may be given to Claimant.

Kenneth W. Bulloch, Executor
c/o Timothy B. Fisher II, Esquire

FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

MONROE LEGAL REPORTER

PR - May 3, May 10, May 17

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **HARRY C. RITZMAN**, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or 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.
Kathryn Keller, Executrix
P.O. Box 787
Stonington, CT 06378

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

PR - April 19, April 26, May 3

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **LEONARD J. STAUFFER**, late of Polk Township, Monroe County, Pennsylvania. **LETTERS TESTAMENTARY** in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.
David Stauffer, Executrix
780 Scenic Drive
Kunkletown, PA 18058

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

PR - April 19, April 26, May 3

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **LESTER J. DYSON, a/k/a LESTER DYSON**, late of Cresco, Pennsylvania, deceased. Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.
James C. Dyson, Executor
170 Cypress Drive
Cresco, PA 18326

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

PR - April 19, April 26, May 3

PUBLIC NOTICE ESTATE NOTICE

Estate of **MARGUERITE FEENEY**, late of 2102 Cottonwood Lane, Tobyhanna, Monroe County, Pennsylvania 18466, 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, Orphan's Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Joseph Barba, Executor
P.O. Box 926
Tobyhanna, PA 18466

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

PR - April 26, May 3, May 10

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MICHAEL E. DERRICK a/k/a MICHAEL EMMITT DERRICK a/k/a MICHAEL DERRICK**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS OF TESTAMENTARY in the above-named Estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same, without delay, to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty third Judicial District, Monroe County 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.
BONNIE L. OPPELT, N/B/M
BONNIE L. DERRICK, EXECUTRIX

c/o Robert C. Lear, Esquire
Attorney for the Estate
818 Ann Street
Stroudsburg, PA 18360
(570) 421-5461

PR - April 26, May 3, 10

PUBLIC NOTICE ESTATE NOTICE

Estate of **Mildred C. Peteto**, late of Barrett Township, Monroe County, Pennsylvania.

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

Rita Case, Executrix
3267 Spruce Cabin Road
Cresco, PA 18326
c/o Timothy B. Fisher II, Esquire

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

PR - April 19, April 26, May 3

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **RONALD J. DURR a/k/a RONALD JOHN DURR**, late of Chestnuthill Township, Monroe County, Pennsylvania, Deceased.

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

Vance E. Meixsell, Esquire
P.O. Box 209
Sciota, PA 18354
(570) 992-6045

PR - May 3, May 10, May 17

MONROE LEGAL REPORTER

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **RUSSELL J. SNYDER SR.**, deceased, late of Coolbaugh Township, County of Monroe and State of Pennsylvania.

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

Executor:
Leonard M. Mellon
151 South Seventh St.
Easton, PA 18042
OR TO:

SAMUEL P. MURRAY, ESQUIRE
720 Washington St.
Easton, PA 18042

PR - April 26, May 3, May 10

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **Terrilyn H. Bruser a/k/a Terrilyn Bruser a/k/a Terri Bruser**. Late of Tobyhanna Township, Deceased.

Letters Administration on the above estate have been granted to the undersigned, who request all persons having claims or demands against the estate of this decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Joseph R. Hafner Jr.
382 Cafferty Road
Pipersville, PA 18947

William R. Cooper, Esq.
Cooper & Greenleaf
333 North Broad St.
Lansdale, PA 19446

PR - April 19, April 26, May 3

PUBLIC NOTICE ESTATE NOTICE

Estate of **Walter W. Elwine**, late of 132 Fairview Avenue, Mount Pocono, Monroe County, Pennsylvania, deceased.

LETTERS 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.

Robert Jacob Elwine,
Administrator
c/o David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360

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

PR - May 3, May 10, May 17

PUBLIC NOTICE ESTATE NOTICE

Letters of Testamentary for the Estate of **Wanda C. Chabal** 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 same to the undersigned within four months of the date hereof and to file with the Clerk of Courts of the Monroe County Court of Common Pleas, with a statement of claim with verification by affidavit and address within the county for claimant.

Phillip Barcafer, co-executor
Catherine Barcafer, co-executor
206 Valley Stream Road
Stroudsburg, PA 18360

PR - April 19, April 26, May 3

PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

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

by the following corporation:
JARKE Property Management Inc.
Roseto, PA 18013
PR - May 3

PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on March 8, 2013. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **Valleywood PA Inc.**

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

PR - May 3

PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that **Children's Island Corporation** has been organized under the Business Corporation Law of 1988, as amended, and has filed Articles of Incorporation with the Pennsylvania Department of State on April 8, 2013.

PR - May 3

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF THE FORTY-THIRD JUDICIAL DISTRICT, MONROE COUNTY, PA, DOCKET # 458 CIVIL 2013

MONROE FUNDING GROUP, LLLP, PLAINTIFF v. DENNIS A. KINNEY, et al. HIS HEIRS, SUCCESSORS AND ASSIGNS, et al, DEFENDANT(S).

NOTICE

TAKE NOTICE that Monroe Funding Group, LLLP, Plaintiff in the above action have filed a Complaint in the Court to said term and number in an Action to Quiet Title and Re-Instated the Notice to Defend and Complaint on April 2, 2013 to all that certain improved tract of land situate in the Township of Tunkhannock, County of Monroe, Commonwealth of Pennsylvania. Bounded and described as follows to wit:

TO: **DENNIS A. KINNEY, his heirs, successors and assigns, and any other persons having right to, interest in, or claim against the hereinafter described premises.**

Lot 120, Section 8, Sierra View, County Tax Code # 20/3A/2/9, situate in the Township of Tunkhannock, Monroe County, Pennsylvania, as recorded in the Office for the Recorder of Deeds in and for Monroe County at Deed/Record Book Volume 2404 on page 8483, dated May 21, 2012, and also as recorded in the Office for the Recording of Deeds in and for Monroe County at Deed/Record Book Volume 2411 on page 7995, dated Sept. 20, 2012.

The Defendants, his heirs, executors, administrators, successors and assigns and all other persons claiming any interest in the said premises, are hereby notified to appear and to plead to the said Complaint, or to commence an Action in Ejectment against Plaintiff(s) within twenty (20) days after the last publication of this Notice, or a default judgment may be entered against you.

If you wish to defend, you must enter a written appearance personally or by attorney and file your

MONROE LEGAL REPORTER

defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

Monroe County Bar Association
Lawyer Referral Service
913 Main St.
P.O. Box 786
Stroudsburg, PA 18360
(570) 424-8234

Steven D. Gladstone, Atty
201 Route 940
Mount Pocono, PA 18344

PR - April 26, May 3, May 10

**PUBLIC NOTICE
IN THE COURT OF COMMON
PLEAS OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 6389-CV-2011
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

PNC Bank, National Association, Plaintiff, vs.
Catherine Stearns, Defendant

**NOTICE OF SALE OF
REAL PROPERTY**

To: **Catherine Stearns**, Defendant, whose last known addresses are P.O. Box 472, Mount Pocono, PA 18344 and 19 Henrietta Road, Mount Pocono, PA 18344.

Your house (real estate) at 19 Henrietta Road, Mount Pocono, PA 18344, is scheduled to be sold at the Sheriff's Sale on July 25, 2013 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA 18360, to enforce the court judgment of \$134,330.16, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be re-listed for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN PARADISE TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, BEING KNOWN AS 19 Henrietta Road (Paradise Township), Mount Pocono, PA 18344. PARCEL NUMBER: 11/8/1/27-1. PIN NO.: 11636500668720. Improvements: Residential Property.

TITLE TO SAID PREMISES IS VESTED IN Divine D. Muldoon a/k/a Divine D. Stearns, widow BY DEED FROM Catherine Stearns DATED 02/08/2008 RECORDED 02/12/2008 IN DEED BOOK 2326 PAGE 9990. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C.,
Attorneys for Plaintiff
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
856.482.6900

PR - May 3

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 3986 CV-2011**

**McCABE, WEISBERG and CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE - ID #16496
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
KEVIN McQUAIL, ESQUIRE - ID #307169
123 South Broad St., Suite 2080, Philadelphia, PA 19109
(215) 790-1010
Attorneys for Plaintiff**

**Civil Action Law
Flagstar Bank, FSB vs. Rose DeFeo
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
TO: Rose DeFeo, 1890 East 5th St., Apt. 50,**

Brooklyn, NY 11223
Your house (real estate) at **34 Stoney Hollow Road, Pocono Lake, PA 18347** is scheduled to be sold at Sheriff's Sale on **June 27, 2013 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$161,142.82 obtained by Flagstar Bank, FSB against you.

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

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

1. The sale will be cancelled if you pay to Flagstar Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU 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
913 Main St.
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288**

**ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc.
Lawyer Referral Service
913 Main Street**

MONROE LEGAL REPORTER

P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

PR - May 3

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 6402CV10**

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

(215) 790-1010

Attorneys for Plaintiff

Civil Action Law

Chase Home Finance, LLC vs. Karina Stepanyants

NOTICE OF SHERIFF'S

SALE OF REAL PROPERTY

TO: Karina Stepanyants, 69 King Arthur Road, Blakeslee, PA 18610; Karina Stepanyants, P.O. Box 163, Blakeslee, PA 18610; Karina Stepanyants, 2102 East 15 St., Brooklyn, NY 11229

Your house (real estate) at **69 King Arthur Road, Blakeslee, PA 18610** is scheduled to be sold at Sheriff's Sale on **June 27, 2013 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$177,686.14 obtained by Chase Home Finance LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO

PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to Chase Home Finance LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribu-

tion of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
Monroe County Bar Association**

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

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Lawyer Referral Service

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

PR - May 3

**PUBLIC NOTICE
NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO. 10610-CIVIL-2012**

WELLS FARGO BANK, N.A., Plaintiff

vs.

TOMASZ WASIK ... ET AL,
Defendant

NOTICE

To: **TOMASZ WASIK and EDYTA WASIK:**

You are hereby notified that on December 28, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 10610-CIVIL-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 103 GLEN RIDGE ROAD, a/k/a 453 GLEN RIDGE ROAD, TOBYHANNA, PA 18466-8303 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

MONROE LEGAL REPORTER

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
913 Main St.
Stroudsburg, PA 18360
570-424-7288

PR - May 3

**PUBLIC NOTICE
NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO. 6437-CV-12**

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE INC.,
Plaintiff

vs.

LOUIS A. MEDINA III, IN HIS CAPACITY AS HEIR OF LOUIS A. MEDINA JR., DECEASED...ET AL,
Defendant

NOTICE

To: **LOUIS A. MEDINA III, IN HIS CAPACITY AS HEIR OF LOUIS A. MEDINA JR., DECEASED, and KELLY MEDINA, IN HER CAPACITY AS HEIR OF LOUIS A. MEDINA JR., DECEASED:**

You are hereby notified that on July 31, 2012, Plaintiff, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE INC. filed a Mortgage Foreclosure Complain endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 6437-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 41 COUNTRYSIDE DRIVE, BRODHEADSVILLE, PA 18322 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

Lawyer Referral Service
Monroe County Bar Association
913 Main St.
Stroudsburg, PA 18360
570-424-7288

PR - May 3

**PUBLIC NOTICE
NOTICE OF INCORPORATION
Nonprofit Business Corporation**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 1,

2013 for the purpose of obtaining a *Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988*, as amended. The name of the corporation is **Born Again Christian Ministry Inc.**
PR - May 3

**PUBLIC NOTICE
PUBLIC HEARING**

Notice hereby is given that the **Tobyhanna Township** Board of Supervisors will hold a public hearing on **June 3, 2013 at 3:30 P.M.** at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Monroe County, Pennsylvania for the purpose of considering the enactment of an Ordinance indicating the intent of the Board of Supervisors to establish a new municipality authority.

The proposed Ordinance, of which this notice is a summary, will indicate the intent of the Board of Supervisors to establish an Authority for the purpose of making business improvements and/or providing administrative services in the Township as authorized under the Municipality Authorities Act and the Neighborhood Improvement District Act.

The Ordinance shall also set forth the proposed Articles of Incorporation of the Authority, appoint and fix the terms of the first members of the board of the Authority, and authorize the execution of all necessary documents related to the formation of the Authority.

The Board of Supervisors intends on complying with the provisions of the Municipality Authorities Act, 53 Pa. C.S. §5601 et seq., as amended and supplemented, and the above-referenced public hearing and possible Ordinance enactment is in connection with the desire of the Supervisors to form such municipality authority.

The proposed Authority will be known as the "Tobyhanna Township Neighborhood Improvement District Authority" and is proposed to be formed for the primary purpose of undertaking certain responsibilities in connection with the administration of a neighborhood improvement district and to act as the neighborhood improvement district management association for purposes of administering such neighborhood improvement district proposed to be established in Tobyhanna Township and, in part, in Pocono Township, Monroe County, Pennsylvania. Tobyhanna Township hereby expressly retains the right which exists under the Municipality Authorities Act of 1945 and the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, to approve any plan of the Authority.

All interested parties are invited to attend the hearing and present any views with respect to Tobyhanna Township's proposal to form the municipality authority.

A full copy of the proposed Ordinance may be examined at the Township offices, Monroe County Law Library and the offices of this publication during normal business hours.

TOBYHANNA TOWNSHIP
BOARD OF SUPERVISORS
105 Government Center Way
Pocono Pines, PA

PR - May 3, 2013

**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 1083 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

CHECK OR CASH

First National Community Bank vs. Joan Fitzgerald
EXHIBIT "A"

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

BEGINNING at a point near the middle of the public road known as the Sullivan Trail; thence leaving said road and along lands conveyed unto Lester J. Dyson and Cora M. Dyson, his wife, North 53 degrees 14 minutes 29 seconds East (at 16.50 feet passing an iron pipe) 149.69 feet to an iron pipe; thence along lands now or formerly of William D. Gross, et al, South 52 degrees 29 minutes 41 seconds East 127.67 feet to an iron pipe; thence by the same South 42 degrees 00 minutes 00 seconds West (at 159.36 feet passing an iron pipe) 175.95 feet to a point near the middle of said Sullivan Trail; thence in and along the middle of said Sullivan Trail North 44 degrees 25 minutes 00 seconds West 78.32 feet to a point; thence by the same North 37 degrees 41 minutes 50 seconds West 79.57 feet to the place of BEGINNING. CONTAINING 23,326.4 square feet.

BEING the same premises which Joan Fitzgerald granted and conveyed to Joan Fitzgerald, by virtue of their Deed dated July 9, 2007, and recorded July 11, 2007 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Record Book 2310, Page 4458.

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

The above described parcel of property is identified by PIN No. 19/6325/04/71/5023 and Assessment No. 19/6/2/31.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOAN FITZGERALD

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10089 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN property known as Lot No. 2 of Block No. 3, Section No. 2, in the subdivision known as Tanbark Acres, situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, duly recorded in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Plat Book Volume 9, Page 217, dated May 20, 1965.

BEING THE SAME PREMISES which Cecil J. Buchanan and Lela N. Buchanan, by deed dated 06/19/2003 and recorded 06/23/2003 in Book 2157 Page 4769 conveyed to Mary E. Norris and Harlequinn J. Norris, wife and husband.

Pin #: 12-6372-02-59-3345

Tax Code #: 12/7A/2/5-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARY E. NORRIS

HARLEQUINN J. NORRIS

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
MICHAEL MCKEEVER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10234 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania being Lot No. 276, Section No. J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15, and 17.

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

Vested by Special Warranty Deed, dated 10/1/2004, given by Diane E. Mansmann, unmarried widow to Sunalem Sepulveda and recorded 10/5/2004 in Book 2203 Page 9145.

TAX CODE: 03/9C/1/249

TAX PIN: 03-6359-18-41-9905

SEIZED AND TAKEN IN EXECUTION AS THE

MONROE LEGAL REPORTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11191 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 No. 41, on plan of lots of "Cherry Lane Estates"; Section 2, said plan being made by Edward C. Hess Associates, Inc., Stroudsburg, PA, and recorded at Stroudsburg in the Office of the Recording of Deeds, in and for the County of Monroe on the 29th day of August, 1973, in Plot Book 20, page 75.

UNDER AND SUBJECT to restrictions as of record. TITLE TO SAID PREMISES IS VESTED IN Thomas F. Bender by deed from THOMAS F. BENDER AND DONNA BENDER, dated July 18, 2001 and recorded July 19, 2001 in Deed Book 2100, Page 7937.

Being Known As: 3480 Tulip Lane, East Stroudsburg, Pocono Township, Monroe County, PA 18301
PARCEL NO. 12/3/2/55
PIN NO. 12-6383-04-7334-46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THOMAS F. BENDER

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

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

unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11484 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 or tenement 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 a post in the southerly line of a street known as West Broad Street on a map marked 'Map of Maplehurst Addition to East Stroudsburg, 1904' filed in the Recorder's Office of Monroe County in Map Book 1A, page 67, (erroneously cited in prior deed as Plot Map Book 1, Page 66) said post being a corner of now or formerly other lands of Emma M. Bach, Lot No. 2 as shown on said map; thence by said Lot, South 4 degrees 25 minutes East 153.1 feet to the northerly line of Lot No. 4 as shown on said map; thence by said northerly line, South 78 degrees 5 minutes West 36 feet to the easterly line of Elizabeth Avenue, as shown on said map; thence along said easterly line of Elizabeth Avenue, as shown on said map; North 11 degrees 55 minutes West 160 feet to the southerly line of said West Broad Street; thence by the same, North 85 degrees 35 minutes East 56.4 feet to the place of BEGINNING. BEING Lot No. 3 as shown on said map.

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

TITLE TO SAID PREMISES IS VESTED IN Panchali Singh and Sunil Singh, w/h, by Deed from Joseph F. Hagovsky and Kathleen Hagovsky, h/w, dated 07/12/2006, recorded 07/13/2006 in Book 2274, Page 1752.

TAX CODE: 05-4/1/4/21
TAX PIN: 05-7301-15-74-3885

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PANCHALI SINGH SUNIL SINGH

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

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

Todd A. Martin

MONROE LEGAL REPORTER

Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1149 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, parcel or piece of land lying and being situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 36 on the subdivision plan entitled "Phase II-B, Final Plans, White Oak Country Estates" prepared by RKR Hess Associates and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, in Plot Book 73, Pages 94-95.

UNDER AND SUBJECT to the covenants, conditions, restrictions and easements on "Phase II-B, Final Plans, White Oak Country Estates" recorded in Plot Book 73, Pages 94-95.

ALSO UNDER AND SUBJECT to the declaration of protective covenants, restrictions and easements for White Oak Country Estates recorded in Record Book 2029, page 9254, and the declaration of architectural control and use restrictions for White Oak Country Estates as recorded in Record Book 2029, page 9267; as amended in first amendment recorded in Record Book 2044, page 74; as amended in amended declaration recorded in Record Book 2087, page 7415; and as amended in second amendment recorded in Record Book 2089, page 3841.

The protective covenants referenced herein mandate formation of a property owner's association and for the association, after declarant installation and payment for an operational community sewage, collection, treatment and disposal system, to maintain the system. The covenants further mandate that the instant grantee, its heirs, successors and assigns, join the existing association and pay dues to it for, among other items, maintenance of the said sewage system, the declarant is solely responsible for the costs of installing and making said system operational. Hamilton Township shall have no responsibility for installation, maintenance or repair of the sewage system or any of its components.

ALSO UNDER AND SUBJECT to the rights of the public in and to that portion of the herein described premises which lies within the right of way of State Route 2004 (Cherry Valley Road).

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

Being Known and Numbered As 1114 Heritage Boulevard, Stroudsburg, PA 18360.
BEING THE SAME PREMISES WHICH Scott W. Stevens and Susan DeJong Stevens, husband and wife by deed dated August 8, 2005 and recorded August 31, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2238, page 2660, granted and conveyed unto Chau Nguyen.

TAX CODE: 07/91822
PIN NO: 07628800338441

EXHIBIT "A"

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHAU NGUYEN

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOEL A. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11747 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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. 2711, Section 6 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 17, page 121.

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

Vested by Warranty Deed, dated 02/22/1986, given by Pocono Hickory Lan, Inc. to Bill J. Micciche and Sharon F. Micciche, his wife and recorded 3/26/1986 in Volume 1482 Page 1759

TAX CODE: 3/4B/3/85
TAX PIN: 03-6367-03-00-8227

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BILL J. MICCICHE

SHARON F. MICCICHE

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

MONROE LEGAL REPORTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
COURTENAY R. DUNN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1182 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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, lying and being in the development of Monroe Lake Shores, **Middle Smithfield Township**, County of Monroe and State of Pennsylvania, to wit:

LOTS Nos 32 and 33 in Block No. 3 of Unit No. 4, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot Book No. 136 at page 244.
Tax Code: 09/14B/4/3/32

ALSO all the following described lot or parcel of land situate, lying and being in the development of Monroe Lake Shores, **Middle Smithfield Township**, County of Monroe and State of Pennsylvania, to wit:

LOT No. 34 in Block No. 3 of Unit No. 4 as shown on the survey and original plot of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record, in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot Book No. 136, at page 244, reference being made thereto for a more particular description of the lot or lots herein conveyed.
Tax Code: 09/14B/4/3/34

Being Known As: 117 Monroe Lake Shore (Middle Smithfield Township) East Stroudsburg, PA 18031

Tax Code: 09/14B/4/3/32

09/14B/4/3/34

Pin No.: 09731502980791

09731502980636

TITLE TO SAID PREMISES IS VESTED IN Wayne Taylor and Theresa Taylor, his wife by deed from Joseph Lapczynski and Jane Lapczynski, his wife dated 04/21/1993 recorded 05/19/1993 in Deed Book 1887 page 845.

Having been erected thereon a single family dwelling.
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WAYNE TAYLOR
THERESA TAYLOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A.

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAIGE M. BELLINO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12018 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 354, Section L, as shown on map of A Pocono Country Place on file in the Recorder's Office in Stroudsburg, Pennsylvania in Plot Book No. 24, Page 7, 9 and 11.

Being known as 354 Starlight Terrace.

PARCEL NO. 03/0D/1/104

PIN NO.: 03635916848998

TITLE TO SAID PREMISES IS VESTED IN Marylou Clemente by deed from KIM PREDMORE AND GEORGE PREDMORE, H/W AND KATHLEEN KARAS AND ROBERT G. KARAS, H/W dated August 4, 2006 and recorded August 7, 2006 in Deed Book 2276, Page 7143.

Being Known As: 354 Starlight Terrace, Tobyhanna, PA, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARYLOU CLEMENTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

MONROE LEGAL REPORTER

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12086 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 Paradise**, Monroe County, Pennsylvania, marked and designated as Lot No. 507, shown on Plotting IIIA, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 171.

UNDER AND SUBJECT to the restrictions of record, and as more fully set forth in Exhibit 'A' attached hereto and made a part hereof by reference.

TIMBER HILL

This conveyance is made under and subject to the following covenants, conditions and restrictions, which shall run with the land, vix:

1. the premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than four cars.
2. All buildings shall be constructed within the following building lines on each lot: front yard 40 feet; side yard 12.5 feet; rear yard - main buildings 50 feet; accessory buildings 12.5 feet; combined side yards for accessory buildings 50 feet.
3. All lots are subject to a utility and drainage easement over the 10 feet adjacent to streets and 5 feet adjacent to all other lines except as specifically set forth herein, and further provided that the first five feet of said ten feet easement adjacent to Timber Hill Road, solely may be used for road right-of-way purposes.
4. Timber Hill, Inc. reserves such rights-of-way and rights of entry at all reasonable times and places as may be necessary to maintain, replace, repair, or restore water pipe lines or conduits, drainage conduits or utility lines which may be owned or controlled by Timber Hill, Inc.
5. Grantees agree that once construction is commenced upon the above described lot or lots, said construction will be first approved as herein contained and then that the residential building shall be ready for occupancy within 12 months from the first day of construction; provided however, that this 12 month period may be extended if written consent is first obtained from Timber Hill, Inc.
6. Timber Hill, Inc. reserves the right to make proportionate annual assessments for the maintenance of roads and grantees agree they will be liable for and pay the assessments as made.
7. No building lot shown on the recorded plan may be further subdivided except with the written consent of Timber Hill, Inc.
8. No lots or tracts shall be sold or transferred except by intervivos gift, testamentary bequest or intestate succession to a spouse or a lineal descendant of the owner, without giving at least thirty (30) days written notice to Timber Hill, Inc. of the proposed sale and of the terms and conditions hereof, which shall be based upon a bona fide offer received by the seller.

Timber Hill, Inc. shall have the first right to purchase said lots or tracts proposed to be sold within said thirty (30) days notice period.

9. No manufacturing or commercial enterprise or enterprises of any kind for profit shall be carried on or maintained upon any of the lots included in said area.
10. No obnoxious or offensive use shall be made of any lot, nor shall any offensive trade or activity be carried on upon any residential lot, nor shall any use be made of such lots which may constitute a nuisance. Automobiles not having been operated for a period of thirty (30) days or more constitute a nuisance.
11. No trailer, shed, or other temporary or moveable building or facility shall be erected or maintained on any lot except as may be reasonable necessary for a short period of time to facilitate construction operations.
12. No trailer, basement, tent, garage, barn, shed or other outbuilding erected or maintained on a lot shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
14. No advertising signs of any kind except 'For Rent' and 'For Sale' signs having not over four square feet of surface area and small name plates not having over two square feet of surface area shall be permitted on any lot.
15. No fences, hedges, walls, barriers, barbed wire or electric fence shall be erected and maintained on any lot except with the written approval of Timber Hill, Inc. Lines or appliances upon which to hang or expose laundry shall be erected and maintained in as inconspicuous a place as possible.
16. Development and improvement of lots shall be carried on in such a way so as to avoid removal of any natural trees of 4 inches diameter or greater without written consent of Timber Hill, Inc.
17. No lot shall be cleared of brush, trees, or anything else of an inflammable nature except after having first obtained the approval of Timber Hill, Inc., in writing, such approval to specify the time and manner in which such clearing shall be made.
18. No excavation shall be made on the premises hereby conveyed except for the purpose of building thereon and then only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as part of such excavation without the written consent of Timber Hill, Inc.
19. No individual sewage disposal system shall be permitted on any lot or building site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State or local public health authorities. In the event that a sewer line is laid in any street adjacent to lot or lots herein conveyed, it shall be incumbent upon all property owners fronting on said street to establish connection with said sewage system without delay and thereafter to make use of same to the exclusion of existing individual sewer disposal systems.
20. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.
21. No individual water supply system shall be permitted on any lot or building site unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State or local health authorities.
22. An Association of lot owners of Timber Hill, Inc., is to be formed and designated by such name as may be deemed proper and, when formed, the owner of the premises hereby conveyed, covenants and agrees that he, his heirs and assigns shall be subject to the payment of annual dues and assessments, in compliance with the By-laws, rules and regulations promulgated by said Association.
23. That portion of the lands of Timber Hill, Inc., shown on its various maps as streets are not dedi-

MONROE LEGAL REPORTER

cated to public use and title thereto shall remain in Timber Hill, Inc., subject to the right to convey the same to the aforesaid Association, and subject also to the right of the parties of the second part hereto, and those claiming under them, to use said streets for ingress and egress to and from public roads. If and when said streets are dedicated for public use, such dedication shall be made subject to the right of Timber Hill, Inc. to maintain or grant the right to install and maintain water mains, sewer pipes, street drains, gas mains, telephone and electric lines, fixtures for street lighting within the lines of such streets or roadways.

24. The restrictions herein provided shall apply only to the premises herein conveyed and Timber Hill, Inc., reserves the right to modify or change said restrictions as to its remaining lands or such lands as it may hereafter acquire.

25. At no time will on the street parking be permitted on Timber Hill Road. Property owners whose lots front on Timber Hill Road must make provisions to park their vehicles within the boundaries of their respective lots.

26. Wells and subsurface disposals are to be installed within the designated areas on each lot and can only be installed elsewhere by written permission of Public Health Authorities.

27. Subsurface disposals shall not be located closer than 100 feet to any well or closer than 50 feet to any water course.

28. The County and/or the Township or its agents shall have the right to enforce covenants relative to wells, sewage disposal systems and subsurface disposals, if Timber Hill, Inc. or its agents or successors or is unable to enforce the said covenants, conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Michele Pikula, unmarried and Richard Arrington, unmarried, as joint tenants with the right of survivorship, by Deed from Alpine Mountain Corporation, a Pennsylvania Corporation, dated 04/12/2004, recorded 04/14/2004 in Book 2187, Page 1030.

TAX CODE: 11/3A/1/25

TAX PIN: 11639503221175

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD ARRINGTON MICHELE PIKULA

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
WILLIAM E. MILLER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1306 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MAY 30, 2013

AT 10:00 A.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 28, Section A, Pocono Farms, 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 11, Page 119.

TITLE TO SAID PREMISES VESTED IN Elsie Morales by Deed from Ed Wood dated 12/14/06 and recorded on 1/17/07 in the Monroe County Recorder of Deeds at Book 2294, Page 69.

Tax Parcel Number: 3/7A/1/75

Tax Pin Number: 03635704743868

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELSIE 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
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1471 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MAY 30, 2013

AT 10:00 A.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, plot or parcel of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lot 10ABC, Block A-17 as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section six, Tobyhanna Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet by John John B. Aichet, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the office for the Recording of Deeds, in and for the County of Monroe, Stroudsburg, Pennsylvania, in Plat Book 9, Page 171, May 4, 1965.

This Conveyance is made together with the rights

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and privileges and Under and Subject to the conveyance, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Shawn M. Hathaway, by Deed from Albert Fulgoni and Rose Ann Fulgoni, dated 06/06/2002, recorded 06/10/2002 in Book 2123, Page 9976.

TAX CODE: 19/17D/1/8

TAX PIN: 19630614340322

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHAWN M. HATHAWAY

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1971 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 located in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, being shown and designated as Lot 12 on a certain map entitled 'Sierra Trails' dated March, 1975 and revised April, May and June, 1975 as prepared by Lawrence R. Bailey, Registered Surveyor and recorded in the Monroe County Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 27, Page 97.

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 appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher A. Purcell and Anne Purcell, by Deed from Giuseppe Greco and Anna Greco, dated 12/14/2007, recorded 12/20/2007 in Book 2323, Page 7435.

TAX CODE: 9/18B/1/9

TAX PIN: 09730504719771

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER A. PURCELL
ANNE PURCELL**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA SCHEINER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 233 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL CERTAIN LOT/LOTS, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 20, Section No. E, as shown on Map of A. A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 107 & 109.

BEING the same premises which Milton Bendjouya and Bernadette Bendjouya, by indenture dated the 15th day of December, 1987, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe and the 22nd day of December, 1987, in Record Book 1595, page 1762, granted and conveyed unto Edward C. Chalecki and Patricia M. Chalecki, his wife, in fee.

Being Known As: 20 Ridgefield Drive, Tobyhanna, PA 18466

TAX CODE: 3/9A/1/353

PIN NO.: 03635816739838

TITLE TO SAID PREMISES IS VESTED IN Orlando Perez by deed from Edward C. Chalecki and Patricia M. Chalecki, husband and wife dated 11/23/2005 recorded 12/01/2005 in Deed Book 2249 page 9675.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ORLANDO PEREZ

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

MONROE LEGAL REPORTER

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL S. SIEDMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2439 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

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

BEGINNING at the southeast corner of Eastbrook Road and Maple Road - Eastbrook Road being 24 feet wide and Maple Road being 20' wide; thence along the east line of said Eastbrook Road, South 21°3' East 202.14' to a corner of Lot No. 213; thence along the north side of said Lot No. 213, North 77°18' East 161.7' to a point on line of Lot No. 216; thence along the west side of said Lot No. 216, and also along the west side of Lot No. 217, North 12°42' West 200' to a point on the south line of Maple Road, above mentioned; thence along the south line of said Maple Road, South 77°18' West 191' to the place of BEGINNING.

BEING lot Nos. 214 and 215 in Block "200" on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July, 1952.

UNDER AND SUBJECT to conditions, restrictions and reservations which appear in the chain of title, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 504 EASTBROOK ROAD, EFFORT, PA 18330

BEING THE SAME PREMISES WHICH Carl L. Schoch and Jenna M. Schoch, by Deed dated 5/1/03 and recorded 6/6/03 in Monroe County Deed Book 2155, Page 8748, granted and conveyed unto Carl M. Schoch.

TO BE SOLD AS THE PROPERTY OF CARL L. SCHOCH ON JUDGMENT NO. No. 2439-CV-11

TAX CODE #2/15/2/23-6
PIN 02-6320-02-95-5726

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARL L. SCHOCH AND JENNA M. SCHOCH

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2849 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin on the easterly line of Silver Fox Drive, being a common corner of Lot No. 20 and Lot No. 21, as shown on plan entitled "Section 1, Final Plan, Foxwood", dated October 20, 1980, and recorded in Plot Book Vol. 59, page 306; thence by said Lot No. 20 North 87 degrees 28 minutes 12 seconds East 122.36 feet to an iron pin on the westerly line of Lot No. 5, "Subdivision of Lands of C.F. Economy" (Plot Book Vol. 59, page 137); thence by said Lot No. 5 South 3 degrees 07 minutes 118 seconds West 189.95 feet to an iron pin on the northerly line of Kitty Lane; thence along said northerly line of Kitty Lane South 77 degrees 35 minutes 34 seconds West 69.55 feet to an iron pin, a point of curvature; thence along the intersection of said northerly line of Kitty Lane with the aforementioned easterly line of Silver Fox Drive on a curve to the right having a radius of 30.00 feet for an arc length of 52.29 (chord bearing and distance of being North 52 degrees 28 minutes 07 seconds West 45.92 feet) to an iron pin, a point of tangency; thence along said easterly line of Silver Fox Drive North 2 degrees 31 minutes 48 seconds West 171.30 feet to the place of BEGINNING.

BEING Known as Parcel Number: 13/88236

BEING the same premises which Jessica Heath by Deed dated June 24, 2003 and recorded in the Office of the Recorder of Deeds of Monroe County on July 9, 2003 in Deed Book Volume 2159, Page 1713, granted and conveyed unto Jessica Heath and Todd M. Heath

TAX CODE: 13/88236
PIN NUMBER: 13621704829894

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TODD M. HEATH AND JESSICA HEATH

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

MONROE LEGAL REPORTER

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRIAN B. DUTTON,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2968 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 72, Section 5, Lake Of The Pines, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/75.

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

TITLE TO SAID PREMISES IS VESTED IN Juan Rios and Maria Rios, h/w, by Deed from Juan Rios, a married man, dated 12/29/2004, recorded 01/05/2005 in Book, 2212, Page 7237.

Tax Code #: 9/4A/2/18
PIN #: 09734403448342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JUAN RIOS

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3083 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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, tenement and lot or piece of ground situate on the Westerly side of South Green Street, known as 61 South Green Street, in the Borough of East Stroudsburg, County of Monroe, Commonwealth of Pennsylvania and being Lots 35, 36, 37, 38, 39 and the Southerly 10 feet of Lot No. 34 of Section D, and Lots 1, 2 and 40 feet space reserved for road all as shown on Plan as recorded in Plot Book Volume 1-A on Page 139 and more recently shown on a plan prepared by Kenneth R. Hahn R.S. on drawing No. 83-33 dated February 1, 1983 bounded and described as follows:

BEGINNING at a point on the Westerly right of way line of South Green Street, (50 feet wide), said point being located 765 feet Southerly of the extended South right of way line Analomink Street;

THENCE extending along the Westerly right of way line of South Green Street, South 27 degrees 18 minutes East, 190.00 feet to an iron pin found;

THENCE extending along the Northerly property line of Michael McKeown, house No. 109 South Green Street as recorded in Deed Book Volume 428 on Page 343, South 62 degrees 42 minutes West, 140.00 feet to a point on the Easterly side of an unopened alley;

THENCE extending along said alley, North 27 degrees 18 minutes West, 190.00 feet to a point;

THENCE extending along the Southerly property line of Cynthia Levy House No. 59 South Green Street as recorded in Deed Book Volume 1106 on Page 256, North 62 degrees 42 minutes East, 140.00 feet to the place of BEGINNING.

CONTAINING 26,600 square feet.

UNDER AND SUBJECT TO ANY EXISTING COVENANTS, EASEMENTS, ENCROACHMENTS, CONDITIONS, RESTRICTIONS, AND AGREEMENTS AFFECTING THE PROPERTY.

TITLE TO SAID PREMISES IS VESTED IN William A. O'Neal, IV, his heirs and assigns, in fee by deed from Federal National Mortgage Association a/k/a Fannie Mae dated 3/23/2006 and recorded 3/31/2006 in Deed Book 2262, Page 5742.

Being Known As: 61 South Green Street, East Stroudsburg, Monroe County, PA 18301

PARCEL NO. 05/2/1/3/12

PIN NO. 05-7311-13-03-1711

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM A. O'NEAL, IV

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,

MONROE LEGAL REPORTER

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

ESQUIRE

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3457 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 **Tunkhannock Township**, Monroe County, Pennsylvania, being known and designated as Lot 111, Section 5 on Plat of Brier Crest Woods, recorded in the Office of the Recorder of Deeds of Monroe County, PA, in Plot Book 14, page 99.

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

Parcel No. 20/13B/2/41
PIN No. 20630202777465

TITLE TO SAID PREMISES IS VESTED IN Horace M. Jones by deed from STEPHEN J. HURLEY AND ROSLYN HURLEY, husband and wife dated September 5, 2006 and recorded September 12, 2006 in Deed Book 2280, Page 7644.

On August 22, 2009 Horace M. Jones, departed from this life. Letters of Testamentary were granted to Ellen Outlaw, Executrix of the Estate of Horace M. Jones.

Being Known As: Lot 111 Section 5 Brier Crest Wood, Blakeslee, Pennsylvania 18610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELLEN OUTLAW, EXECUTRIX OF THE ESTATE OF HORACE M. JONES, 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
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3535 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, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2411, Section VI, as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 121.

TAX CODE NO. 3/4B/3/141

TAX PIN NO. 03-6366-01-09-9479

BEING THE SAME PREMISES which Victor A. Gomez and Diana M. Gomez by Deed dated 7/30/04 and recorded 8/3/04 in the Office of the Recorder in and for Monroe County, by Deed Book 2198 at page 428, granted and conveyed unto Karen Gordon. Being Known As 2411 Warwick Circle, Tobyhanna, PA 18466

Pin #: 03-6366-01-09-9479

Tax Code #: 3/4B/3/141

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KAREN GORDON A/K/A KAREN B. GORDON

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
LISA LEE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3922 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

ALL THAT CERTAIN piece or parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, shown and depicted as Lot 7 on a plan entitled "Final Site Plan for Crystal Creek Estates", recorded in Plot Book 76, Page 205, in the Monroe County Courthouse, in Stroudsburg, PA, and more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin, said iron pin being a corner common to Lot 7 and Lot 8, from which a stone corner bears North 40 degrees 01 minutes 52 seconds West, a distance of 625.55 feet, thence;

1. Along lands of Monroe Lakeshores, South 40 degrees 01 minutes 52 seconds East, a distance of 354.38 feet to a stone corner; thence;

2. Continuing along the same, South 49 degrees 35 minutes 19 seconds West, a distance of 211.69 feet to an iron pin, said iron pin being a corner common to Lot 6, thence;

3. Leaving lands of Monroe Lakeshores and along Lot 6, North 40 degrees 24 minutes 41 seconds West, a distance of 268.14 feet to an iron pin, said iron pin being an angle point in line of Lot 6 and Lot 7, thence;

4. Along the same, North 62 degrees 41 minutes 21 seconds West, a distance of 295.64 feet to an iron pin in line of the easterly right-of-way of Mackenzie Drive, a private road 50.00 feet in width, thence;

5. Leaving Lot 6 and along the aforementioned right-of-way, North 27 degrees 18 minutes 39 seconds East, a distance of 2.96 feet to an iron pin and point of curvature, thence;

6. Continuing along the same, on a curve to the right, having a radius of 50.00 feet and an arc length of 41.03 feet (chord bearing North 50 degrees 49 minutes 05 seconds East, a distance of 39.89 feet) to an iron pin and point of reverse curvature, thence;

7. Along the same, on a curve to the left, having a radius of 60.00 feet and an arc length of 74.98 (chord bearing North 38 degrees 31 minutes 26 seconds East, a distance of 70.20 feet) to an iron pin, said iron pin being a corner common to Lot 8, thence;

8. Along Lot 8 and leaving the previously mentioned right-of-way, South 87 degrees 16 minutes 37 seconds East (a radial line) a distance of 294.09 feet to the place and point of beginning.

BEING known and numbered as 7 Crystal Creek, East Stroudsburg, PA 18301.

BEING the same premises which Meadow Creek, Inc., a Pennsylvania Corporation, by deed dated September 29, 2006 and recorded October 4, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2283, page 1327, granted and conveyed unto Michael Maresca and Judy Maresca, husband and wife.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions in the chain of title.

TAX CODE: 09/97789

PIN NO: 09731500860543

EXHIBIT "A"

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL MARESCA
JUDY 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

ASHLEIGH L. MARIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4232 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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. 485, Section K (Ext) as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, Pages 51, 53 and 55.

UNDER AND SUBJECT to all restrictions, covenants, conditions, etc., as more particularly described in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Feeney and Martha A. Martinez, by Deed from Susan Kerestes, single and Barbara J. Buchanan, single, dated 02/10/2004, recorded 02/24/2004 in Book 2182, Page 5598.

TAX CODE: 3/9F/1/7

TAX PIN: 03-6359-16-93-9662

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL A. FEENEY
MARTHA A. 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
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4371 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

MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 339 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 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69, Page 71.

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

TITLE TO SAID PREMISES IS VESTED IN Harry G. Liedberg and Dorothy A. Liedberg, Trustees of the Harry G. Leidberg and Dorothy A. Leidberg Family Trust, dated December 31, 2002, by Deed from Countrywide Home Loans, Inc., dated 06/09/2003, recorded 07/17/2003 in Book 2160, Page 1554.

By virtue of HARRY G. LIEBERG'S death on or about 03/14/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 17/90428

TAX PIN: 17-7303-04-50-3275

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOROTHY A. LIEBERG TRUSTEE OF THE HARRY G AND DOROTHY A. LEIDBERG FAMILY TRUST DATED DECEMBER 31 2002

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4815 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 situ-

ate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 749, Section 7, Winona Lakes, Alpine Village, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 87.

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

TITLE TO SAID PREMISES IS VESTED IN Anita Salaun, single, by Deed from Steven Weizel and Mary Anne Weizel, h/w, dated 08/06/1996 in Book 2027, Page 9497.

TAX CODE: 9/6C/1/22

TAX PIN: 09-7344-01-06-4185

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ESTATE OF ANITA L. SALAUN DOREEN DANIELS, ADMINISTRATRIX OF THE ESTATE OF ANITA L. SALAUN

CHANTAL SALAUN, HEIR OF THE ESTATE OF ANITA L. SALAUN

JEAN-LUC SALAUN, HEIR OF THE ESTATE OF ANITA L. SALAUN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANITA L. SALAUN, 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
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4913 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

BY VIRTUE OF a Writ of Execution, No. 2010-Civil-4913, issued out of the Court Common Pleas of Monroe County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Stroudsburg, Monroe County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THE FOLLOWING lot situate in **Coolbaugh Township**, Monroe County, Pennsylvania, marked and designated as Lot No. 2615, Section H-II, Stillwater Lakes, Pocono Summit, as shown on a map recorded in Monroe County Recorder of Deeds

MONROE LEGAL REPORTER

in Plat Book 15, page 85.

BEING THE SAME PREMISES conveyed by Sam Sidney Weinstein to Donald R. Smith, deceased, Ana Torres, a/k/a Ana Torres Moore, Maria Ayala and Nilda P. Rivera by Deed dated July 14, 1984, and recorded July 24, 1984 in Deed Book 1375 at page 343.

TAX CODE NO.: 03/14F/2/48

PIN NO.: 03634604716287

KNOWN AS Lot No. 2615, Section H-II, Alter Street Stillwater Lakes, Pocono Summit, Coolbaugh Township, Monroe County, Pennsylvania 18346.

IMPROVEMENTS THEREON CONSIST OF residence known as Lot 2615, Section H-II, Alter Street, Stillwater Lakes, Pocono Summit, Coolbaugh Township, Monroe County, Pennsylvania 18346.

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Hopeton B. Moulton, as Executor of the Estate of Donald R. Smith, deceased, Ana Torres a/k/a Ana Torres Moore, Maria A. Ayala and Nilda P. Rivera and will be sold by sheriff of Monroe County, Todd A. Martin KREDEER BROOKS HAILSTONE LLP, BY: DAVID K. BROWN, ESQUIRE, Attorneys for Plaintiff

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HOPETON B. MOULTON, EXECUTOR OF THE ESTATE OF DONALD R. SMITH, DECEASED ANA TORRES, A/K/A ANNA TORRES MOORE, INDIVIDUALLY AND AS A GENERAL PARTNER T/A AN UNNAMED GENERAL PARTNERSHIP MARIA A. AYALA, INDIVIDUALLY AND AS A GENERAL PARTNER T/A AN UNNAMED GENERAL PARTNERSHIP NILDA P. RIVERA, INDIVIDUALLY AND AS A GENERAL PARTNER T/A AN UNNAMED GENERAL PARTNERSHIP

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4926 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 620, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 21, 23 & 25.

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

PARCEL 03/8E/1/501

PIN 03635805074789

TITLE TO SAID PREMISES IS VESTED IN Barbara Gonzalez by deed from RICHARD J. ANTONACCI AND ILKA ANTONACCI, HUSBAND AND WIFE AND JAMES BURLEY, UNMARRIED, dated July 26, 2004 and recorded September 14, 2004 in Deed Book 2201, Page 8975.

Being Known As: 8719 Country Place Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466-3417

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARBARA 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
JACQUELINE F. MCNALLY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5127 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

By virtue of a Writ of Execution, No. 5127-Civil-2011, issued out of the Court Common Pleas of Monroe County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Stroudsburg, Monroe County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THE FOLLOWING lot situate in **Tobyhanna Township**, Monroe County, Pennsylvania, marked and designated as Lot No. 5499, Section C-111-B according to the plan of Emerald Lakes, as shown and recorded in Monroe County Recorder of Deeds in Plat Book Volume 17, page 111.

BEING THE SAME PREMISES conveyed by Linda Costello and Joseph G. Costello to Joseph G.

MONROE LEGAL REPORTER

Costello by Deed dated August 3, 2007, and recorded in Record Book 2321 at page 7282-7287.

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

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances.

TAX CODE NO.: 10/31/2/105

PIN NO.: 19634404746407

KNOWN AS: Lot Number 5499, Section C-111-B, Emerald Lakes, Long Pond, Tobyhanna Township, Monroe County, Pennsylvania

IMPROVEMENTS THEREON CONSIST OF residence known as 5499 Clearview Road, Emerald Lakes, Long Pond, 18334

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Joseph G. Costello and Linda Costello and will be sold by Sheriff of Monroe County, Todd A. Martin

KREDER BROOKS HAILSTONE LLP

BY: DAVID K. BROWN, ESQUIRE

Attorneys for Plaintiff

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH G. COSTELLO LINDA COSTELLO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

DAVID K. BROWN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5227 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 14, Section K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at

Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 1, 3 & 5.

BEING THE SAME PREMISES which BATA LTD., by deed dated 3/29/05 and recorded 4/1/05 in Book 2220 Page 8670 conveyed to Allen Sanabria and Caridad F. Sanabria.

Pin #: 03-6359-19-70-4670

Tax Code #: 03/9E/1/384

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALLEN SANABRIA

CARIDAD F. SANABRIA

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
MICHAEL T. MCKEEVER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5245 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 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 lots situate in the **Township of Price** and **Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lots No. 9 and 10 Section "H" as shown on "Plotting of lots of POCONO HIGHLAND LAKE ESTATES, INC., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.," as recorded in Monroe County, Pennsylvania, in Plot Book 10 page 145.

Known As: Lots Nos. 9 & 10, Section "H" - Pocono Highland Lake Estates, Inc. Price Township, Monroe County, Pennsylvania.

BEING the same premises which Universal Development Corporation, by Deed dated October 4, 2000, and recorded October 5, 2000 in the Office of the Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 2085, Page 2973, granted and conveyed unto Franklin Pereyra and Nancy Pereyra, husband and wife, Grantor hereof, in fee.

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

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restric-

MONROE LEGAL REPORTER

tions, reservations, terms and provisions as more particularly set forth in the above recited deed.

Tax Code No.: 14/6A/1/138

Pin No.: 14/7304/02/66/1054

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANKLIN PEREYRA AND NANCY PEREYRA, H/W

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5411 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 161, Section W, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, pages 101, 107, and 109.

Being Known As: 161 Vine Terrace, Tobyhanna, PA 18466

TAX CODE: 03/9A/1/246

PIN NO.: 03635811665340

TITLE TO SAID PREMISES IS VESTED IN Christine Watts by deed from David M. Rosen & Associates, Inc dated 03/11/2003 recorded 03/21/2003 in Document Number 200313050.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTINE WATTS

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALAN M. MINATO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5785 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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. 8, Harvest Hill Estates, recorded in Plot Book Volume 59 Page 318, being described as follows, to wit:

BEGINNING at an iron on the southeasterly side of Harvest Hill Drive, being also a corner of Lot No. 14, Harvest Hill Estates, thence along Harvest Hill Drive on a curve to the right having a radius of 275.00 feet to an iron, a corner of Lot No. 7, Harvest Hill Estates, thence along Lot No. 7 for the following two courses and distances; (1) N 63°39'34" W (Magnetic Meridian) for 50.00 feet to an iron; (2) N 55°00'00" W for 222.47 feet to an iron, a corner of Lot No. 14, Harvest Hill Estates, thence along Lot No. 14, N 34°56'33" E for 241.12 feet to the place of BEGINNING.

CONTAINING 1.147 acres more or less.

UNDER AND SUBJECT to restrictions as of record. Having been erected thereon a single family dwelling. Being Known As: 8 Harvest Hill Drive, Effort, PA 18330

Property ID No.: 2/7/1/46-11

Pin No.: 0263400001130

TITLE TO SAID PREMISES IS VESTED IN Ahmed Chafik and Fatima Chafik, husband and wife by deed from James Van De Graaf and Robin L. Van De Graaf, husband and wife dated 10/6/89 recorded 10/6/89 in Deed Book 1704 page 1349.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AHMED CHAFIK FATIMA CHAFIK

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

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

Todd A. Martin

MONROE LEGAL REPORTER

Sheriff of Monroe County
Pennsylvania
SHERRI J. BRAUNSTEIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5940 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route No. 45025, the southeasterly corner of lands of E. Ruth Coffman; thence by lands of E. Ruth Coffman, North 18°18'20" East (at 21.59 feet passing a pipe) 150 feet to a pipe; thence by lands of George Smithers, of which this tract was formerly a part, South 69°18'44" East 192.18 feet to a pipe; thence by the same South 3°46'55" East (at 133.11 feet passing a pipe) 150 feet to a point in the center line of Legislative Route 45025; thence in and along the center line of Legislative Route 45025 the following five courses and distances: (1) North 83°8'10" West 32.03 feet to a point; (2) North 77°11'5" West 47.22 feet to a point (3) North 72°1'45" West 38.82 feet to a point; (4) North 66°59'5" West 108.89 feet to a point; (5) North 73°52'20" West 22.7 feet to the point of BEGINNING. CONTAINING 33,080 square feet more or less.

BEING THE SAME PREMISES which Jacqueline B. Bullock, Widow, by Deed dated January 5, 1976 and recorded January 13, 1976 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 678, Page 155, granted and conveyed unto Lonnie Carpenter, Jr. and Lorraine C. Carpenter, his wife. By operation of law on July 31, 2009, Lorraine C. Carpenter became the sole owner by virtue of the death of Lonnie Carpenter, Jr., as surviving tenant by the entirety. On May 29, 2010, Lorraine C. Carpenter departed this life. An Estate was raised at the Register of Wills of Monroe County File No. 4510-0383 and Letters Testamentary were granted unto Mark N. Carpenter and David N. Carpenter, Co-Executors of the Estate of Lorraine Carpenter.

IMPROVEMENTS: Residential property.

TAX CODE NO. 12/5/1/13-3

PIN #12637401072477

SUBJECT TO MORTGAGE

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARK N. CARPENTER CO-EXECUTORS OF THE ESTATE OF LORRAINE CARPENTER DAVID N. CARPENTER CO-EXECUTORS OF THE ESTATE OF LORRAINE CARPENTER

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7166 CIVIL 2004, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin located in the Northerly right of way of a 40.00 foot wide access lane, Edwin Lane, said iron pin being the Southwest corner of the herein described tract and the Southeast corner of Lot No. 2, Section Four, Woodhills Estates; thence leaving said Northerly right of way of Edwin Lane and proceeding along the East line of the aforementioned Lot No. 2, N 15 degrees 15 minutes 41 seconds West 163.61 feet to an iron pin; thence proceeding along part of the South line to lands of the Christian Educational Society of Eastern Pennsylvania of the Evangelist Congregational Church and along the South line of lands of Philip O. Davis, North 87 degrees 59 minutes 08 seconds East 226.02 feet to an iron pin located on the Westerly right of way of L.R. 45047; thence proceeding along the said Westerly right of way of L.R. 45047, South 15 degrees 15 minutes 41 seconds East 91.81 feet to an iron pin; thence proceeding along a curve to the right whose radius is 20 feet, an arc length of 31.42 feet to an iron pin located in the aforementioned Northerly right of way of Edwin Lane; thence proceeding along said Northerly right of way of Edwin Lane, South 74 degrees 44 minutes 19 seconds West 200.00 feet to the place of BEGINNING. CONTAINING 0.694 acre, more or less.

BEING meant to be all of Lot No. 1, Section Four, Revised, Woodhills Estates, as shown on a plotting of lots of Section Four, Revised, Woodhills Estates, by Albert E. Smith, Registered Surveyor, dated March 10, 1971, revised July 13, 1972, F. Lee Banta, owner, and placed on record in the Recorder of Deeds Office, Stroudsburg, Pennsylvania, in Map Book Volume 18, page 125.

BEING the same premises which Thomas H. Jensen and Susan L. Jensen by Deed dated November 5, 1998 and recorded in the Monroe County Recorder of Deeds Office on July 21, 2000 in Deed Book 2081, Page 6807, granted and conveyed unto Susan L. Jensen.

Tax ID #: 7/8A/4/2

PIN #: 07637003324968

MONROE LEGAL REPORTER

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUSAN L. JENSEN

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTOPHER A. DENARDO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7618 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

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

BEGINNING at a pipe on the westerly side of a proposed fifty foot street, said pipe being the northeast corner of lands heretofore conveyed by Pocono Lodges, Inc., to Edward C. Jenkins and wife (Deed Book Vol. 264, page 91); THENCE by said lands and by lands of Pocono Lodges, Inc., South eighty-eight degrees fifty-eight minutes twenty seconds West one hundred fifty-four and ninety-seven one-hundredths feet to a pipe; thence by other lands of Peter Uoiferi and wife, the grantors herein, of which this lot was formerly a part, North no degrees sixteen minutes fifty seconds West one hundred eighty-nine and eighty-four one-hundredths feet to a point; thence by the same North eighty-nine degrees two minutes East one hundred fifty-nine and sixty one-hundredths feet to a point on a curve; thence along a curve to the left having a radius of three hundred twenty-eight and forty-seven one-hundredths feet for an arc distance of twenty feet to a point of tangency; thence by the same South two degrees ten minutes thirty seconds West one hundred twenty and one one-hundredths feet to a point; thence by the same South two degrees thirty-two minutes thirty seconds East forty-nine and ninety-four one-hundredths feet to the place of BEGINNING. CONTAINING 0.68 Acres, more or less.

There is also granted to the grantees herein, their heirs and assigns; a right of way to be used in common with the grantors herein, their heirs and assigns, over and across the above mentioned proposed fifty foot street leading from the above described 0.68 acre lot to Knob Road.

There is excepted and reserved unto the grantors, their heirs and assigns, a right of way to be used in common with the respective grantors, their heirs and assigns, and the grantees, their heirs and assigns, over an 18 inch strip along the most northerly side of said lot to wit: along the Southerly side of the course: "North eighty-nine degrees two minutes East one hundred fifty-nine and sixty one-hundredths feet." UNDER AND SUBJECT to the conditions and restrictions detailed in Deed Book 2261, Page 5378.

PARCEL NO. 10/4/1/16-3

PIN NO. 10636505173592

TITLE TO SAID PREMISES IS VESTED IN Mariluz Ocasio and Anthony D. Carrero by deed from ELVIRA M. SKALIAS dated March 1, 2006 and recorded March 21, 2006 in Deed Book 2261, Page 5377. Being Known As: 1&2 Rambling Way, Mount Pocono, Borough of Mount Pocono, Monroe County, PA 18344

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARILUZ OCASIO ANTHONY D. CARRERO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7635 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, parcel or piece of land lying and being situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 29 on the subdivision plan entitled 'Phase III, Final Plans, White Oak Country Estates' prepared by RKR Hess Associates and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, in Plot Book 74, pages 40-42.

UNDER AND SUBJECT TO the Covenants, Conditions, Restrictions and Easements on 'Phase III, Final Plans, White Oak Country Estates' recorded in Plot Book 74, pages 40-42.

ALSO UNDER AND SUBJECT TO the Declaration of Protective Covenants, Restrictions and Easements for White Oak Country Estates recorded in Record

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Book 2029, page 9254, and the Declaration of Architectural Control and Use Restrictions for White Oak Country Estates as recorded in Record Book 2029, page 9267; as amended in First Amendment recorded in Record Book 2044, page 74; as amended in Amended Declaration recorded in Record Book 2087, page 7415; and as amended in Second Amendment recorded in Record Book 2089, page 3841.

The Protective Covenants referenced herein mandate formation of a Property Owner's Association and for the Association, after Declarant installation and payment for an operational community sewage, collection, treatment and disposal system, to maintain the system. The Covenants further mandate that the instant Grantee, its heirs, successors and assigns, join the existing Association and pay dues to it for, among other items, maintenance of the said sewage system. The Declarant is solely responsible for the costs of installing and making said system operational. Hamilton Township shall have no responsibility for installation, maintenance or repair of the sewage system or any of its components.

ALSO UNDER AND SUBJECT TO the rights of the public in and to that portion of the herein described premises which lies within the right of way of State Route 2004 (Cherry Valley Road).

UNDER AND SUBJECT to conditions and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Justino Velasquez and Joanne Velasquez, h/w, by Deed from Anthony P. Delcorso and Silvia M. Delcorso, h/w, dated 09/29/2004, recorded 10/01/2004 in Book 2203, Page 5747.

TAX CODE: 07/96312

TAX PIN: 07628800338057

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JUSTINO VELASQUEZ JOANNE VELASQUEZ

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8683 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake, a corner of land conveyed by Ida S. Warner to Fred R. Schneider et ux, by Deed dated November 29, 1946, and recorded in the office for the Recording of Deeds at Stroudsburg, Pa., in and for the County of Monroe, in Deed Book Vol. 157, page 463, now Regina I. McIlvaine; thence crossing Lot No. 5 on Map or Plan of Lots of Fairview Addition in the Borough of Mount Pocono, recorded in the aforesaid Recorder's Office in Plat Book 1, page 79, and along lands now of the said Regina I. McIlvaine, North 63 degrees 45 minutes East 75 feet to a stake in the line of the center of Lot No. 4 on said Map or Plan of Lots; thence along the center of Lot No. 4 on said Plan of Lots, north 26 degrees 15 minutes West 132 feet to the southerly side of a 16 foot alley, now Pocono Road; thence along the southerly side of said Pocono Road, South 63 degrees 45 minutes West 75 feet to a stake, a corner of Lot No. 6 on said Plan of lots; thence by said Lot No. 6, South 26 degrees 15 minutes East 132 feet to the place of **BEGINNING**.

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

TITLE TO SAID PREMISES IS VESTED IN Nisheka Nelson by deed from ANDY PAUKER AND ELAINE HANDEL dated December 15, 2006 and recorded December 19, 2006 in Deed Book 2291, Page 833. Being Known As: 9 Pocono Road, Mount Pocono, Borough of Mount Pocono, Monroe County, PA 18344

TAX PARCEL #10/8/4/16

PIN #: 10635512864690

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NISHEKA NELSON

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8683 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

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

BEGINNING at a point in the public road leading from Marshalls Creek to William Penn Camp, said point being also the most westerly corner of lands of Wesley Buckman and Robert Thomas; thence in and along the said public road and by lands of the grantors, of which this tract was formerly a part, (Bearings from a former Magnetic Meridian) South fourteen degrees four minutes West one hundred sixteen feet to a point; thence still in and along the said public road and by lands of William Laubner, South seventeen degrees thirty two minutes West one hundred seventy seven and eighty five one-hundredths feet to a point in the aforesaid road; thence leaving the road and by lands about to be conveyed by the grantors herein to Addison Buss and crossing Marshalls Creek, South eighty six degrees East five hundred six and seven-tenths feet to a corner; thence by lands of the grantors, North three degrees twenty minutes West two hundred eighty nine and five-tenths feet to an iron pipe; thence by lands of the aforesaid Wesley Buckman and Robert Thomas, North eighty six degrees West (re-crossing Marshalls Creek and passing a pipe at three hundred eighty two and four-tenths feet) four hundred seven and nine-tenths feet to the place of BEGINNING.

CONTAINING: Three (3.00) Acres, more or less.
TITLE TO SAID PREMISES IS VESTED IN Janet M. Sorbello, by Deed from Joseph Sorbello, by Janet M. Sorbello, his Agent, by power of Attorney, dated April 8, 2008, and recorded May 21st 2008, in Monroe County recorded book Volume 2333 page 9097 and Janet M. Sorbello, his wife, dated 05/21/2008, recorded 05/21/2008 in Book 2333, Page 9101.
TAX CODE: 09/16A/3/12
TAX PIN: 09732301071360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JANET M. SORBELLO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8980 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel, or piece of land situate in the **Township of Price**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 6, Section F, Pocono Highland Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, page 39.

TITLE TO SAID PREMISES IS VESTED IN Luz Marina Diaz, by Deed from Eugene R. Boone, III and Christine P. Boone, h/w, dated 11/27/2002, recorded 12/04/2002 in Book 2138, Page 5840.

TAX CODE: 14/6A/2/26
TAX PIN: 14730402674608

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUZ MARINA DIAZ

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9122 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 which is situated in the Ken Mar Acres Development located in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly side of Pine Street, said iron pin being located five hundred (500) feet Eastwardly from the Southeasterly corner of the intersection of Pine Street and Spruce Street, as measured along the Southerly side of Pine Street; thence by a line along the Southerly side of Pine Street, North seventy-nine (79) degrees forty-five (45) minutes East one hundred (100) feet to an iron pin; thence by Lot No. 13, now of Wilbur Wohlboosh, North seven (7) degrees thirty (30) minutes West one hundred fifty (150) feet to the place of the BEGINNING.

CONTAINING fourteen thousand nine hundred eighty-three (14,983) square feet as per a survey made by James E. Krick, R.P.E. 1105, being Lot 14

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on the Plan prepared by James E. Krick and based on said survey.
Parcel ID #: 13/8A/2/23
Tax Code #13622801075704
For information, purposes only, property also known as: 1471 Pine Street, Kunkletown, Pennsylvania 18058

TITLE IS VESTED IN Luz M. Rivera and Simeon Pappas, wife and husband, by that deed from Apple Tree Developers LLC dated 12/18/2006 and recorded in the Monroe County Recorder of Deeds on 1/29/2007 under Book 2294, Page 8748.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUZ M. RIVERA AND SIMEON PAPPAS

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTINE A. PINTO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9272 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 13, Section G, as is more particularly set forth on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania.

If the mineral estate has been severed from the above-described real property, this document shall/may not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the land described or referred herein, and the owner or owners of such coal may have the complete legal right to remove all such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now or record;
Parcel ID/Tax ID Number 3/8D/1/306

Pin No. 03635810466230
TITLE TO SAID PREMISES IS VESTED IN Sharon Ross by deed from SHARON ROSS, FORMERLY KNOWN AS SHARON SLAUGHTER dated January 22, 2007 and recorded May 6, 2008 in Deed Book 2332, Page 8970.

Being Known As: 13 Beaver Court, Tobyhanna, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHARON ROSS

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9459 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 and State of Pennsylvania, being Lot No. 14 of Section No. 1 of Winona Lakes, as shown on map of Winona Lakes, filed in the Office for the Recording of Deeds, etc., at Stroudsburg, PA in and for the County of Monroe, in Plot Book No. 9 Page 119, and bounded and described as follows, to wit:

BEGINNING at an iron pin on the northwesterly side of Kingbird Trail, a corner common of Lots 14 and 13; thence,

(1) along said road South sixty degrees fifty-two minutes West fifteen and sixty-five one-hundredths feet to an iron pin; thence

(2) along same in a southwesterly direction on a curve to the left, having a radius of two hundred seventeen and twenty one-hundredths feet, an arc distance of fifty-five and twenty-five one-hundredths feet to an iron pin, a corner common to Lots 13 and 14; thence,

(3) leaving said road and along said Lot 13 North forty-five degrees thirty-five minutes West one hundred sixty-eight and ninety-one one-hundredths feet to an iron pin on line of lands now or formerly of Katherine Julstadt, a corner common to Lots 13 and 14; thence,

(4) along lands of said Julstadt North sixty degrees fifty-two minutes West one hundred eighteen and

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fourteen one-hundredths feet to an iron pin, a corner common to Lots 14 and 15; thence, (5) along said Lot 15 South twenty-nine degrees eight minutes East one hundred fifty-five and no one hundredths feet to the place of BEGINNING.

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

TITLE TO SAID PREMISES IS VESTED IN Charles Krauss, Jr., by Deed from David S. Wengerd, dated 01/16/2007, recorded 01/30/2007 in Book 2295, Page 804.

TAX CODE: 09/3F/1/32

TAX PIN: 09734404900363

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHARLES KRAUSS, 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
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9478 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 131, Section J, 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 22, pages 11, 13, 15, and 17.

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

PARCEL NO. 03/9B/1/167

PIN NO. 03635919600832

TITLE TO SAID PREMISES IS VESTED IN Zbigniew Wasilczuk by deed from NATALIA NELSON AND GENETTA AARON dated November 29, 2001 and recorded December 6, 2001 in Deed Book 2110, Page 2709 Instrument #200167791.

Being Known As: 131 Brandywine, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ZBIGNIEW WASILCZUK

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9662 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 671, Section H, 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 21, 23 and 25.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear of record and in the deed recorded in said Recorder's Office in Deed Book 578, page 206.

TITLE TO SAID PREMISES IS VESTED IN Iris A. Jackson and Dwight T. Jackson, Sr. by deed from TRISTEN M. CRUMB AND DANA J. CRUMB dated December 2, 2005 and recorded December 5, 2005 in Deed Book 2250, Page 4682.

Being Known As: 671 Pheasant Lane, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

PARCEL NO. 03/8E/1/609

PIN NO. 03-6358-09-07-8091

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IRIS A. JACKSON
DWIGHT T. JACKSON, SR.**

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

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

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9759 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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 **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 100, Phase I, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp. which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania, at Plot Book Volume 61, Page 102; revised in Plot Book volume 64, Page 221.

THIS CONVEYANCE is expressly made under and subject to the provisions of the Declaration of Covenants and Restrictions and Deed of Conveyance dated September 1, 1989 and recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania at Record Book Volume 1708, page 1524.

TITLE TO SAID PREMISES IS VESTED IN Roswitha D. Klahn-Pearce, by Deed from Mid-Monroe Development Corporation, dated 04/13/1993, recorded 04/16/1993 in Book 1882, Page 339.

And by virtue of the death of **ROSWITHA D. KLAHN-PEARCE** on 04/30/10, **MARVEN R. PEARCE** and **KEVIN OLAF PEARCE** became owners of the property.

TAX CODE: 09/86885
TAX PIN: 09-7334-03-00-0263

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARVEN R. PEARCE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROSWITHA D. KLAHN-PEARCE

KEVIN OLAF PEARCE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROSWITHA D. KLAHN-PEARCE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSWITHA D. KLAHN-PEARCE, 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
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9832 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 30, 2013
AT 10:00 A.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. 5340, Section CIIIA, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, Etc., in and for the County of Monroe, of Stroudsburg, PA., in Plot Book Volume 17, Page 77, bounded and described as follows, to wit: IN Plot Book Volume and Page Number according to aforementioned Plan of Record.

TAX PARCEL #19/31/1/46
PIN #19-6344-01-46-5438

IMPROVEMENTS: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Miroslaw Kurek and Elzbieta Kurek, husband and wife, by Deed from Madelyn Macauley, Inc., A Corporation of the State of New Jersey dated 1/6/1997 and recorded 1/10/1997 in Record Book 2032, Page 6147.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIROSLAW KUREK AND ELZBIETA KUREK

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACQUELINE F. MCNALLY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 9869 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MAY 30, 2013

AT 10:00 A.M.

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

ALL THAT FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 94, Section 5, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot and Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 18, Page 75.

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

TITLE TO SAID PREMISES IS VESTED IN Abu E. Ahmed by deed from JMG LILLY, INC. dated June 3, 2005 and recorded June 17, 2005 in Deed Book 2229, Page 2779.

Being Known As: Lot 94 Sec 5 Lake Of The Pines, East Stroudsburg, Pennsylvania, Monroe County, PA 18302

PARCEL NO. 9/4A/2/40

PIN NO. 09734403438891

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ABU E. AHMED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 3, 10, 17