

## MONROE LEGAL REPORTER

Now this 4th day of February 2014, pursuant to the authority contained in Pa.R.J.A. No 1901 IT IS ORDERED that the attached list of summary cases from the District Courts of the Forty-Third Judicial District are Administratively terminated.

Margherita Patti Worthington, PJ  
TR 1550 92 – Alfred Klinger  
TR 1753 92 – Joseph Mistowski  
TR 1754 92 – Joseph Mistowski  
TR 1012 92 – Thomas R. Moore  
TR 1803 92 – Alexandre W. Baia  
TR 1804 92 – Alexandre W. Baia  
TR 397 93 – Kyle C. Anderson  
TR 553 93 – Bary Lagrant Rhodie  
TR 654 93 – Ronald Oliver Coles  
TR 718 93 – William Heidelberg  
TR 821 93 – Steven T. Sheppard  
TR 842 93 – Computer Concepts Inc.  
TR 877 93 – Walter J. Constantine  
TR 1326 93 – Jerry MacCario  
TR 1533 93 – Leon of Paris  
TR 1651 93 – Z & M Corp.  
TR 675 94 – Andreas John Wasacz  
TR 1522 94 – Joan Celestina  
TR 1706 94 – Andrew Scott Reagan  
TR 96 95 – CR Briggs Co. Inc.  
TR 413 95 – Joseph R. Fantozzi  
TR 691 95 – Todd Jerome Waller  
TR 695 95 – Raymond J. Gregoire  
TR 1232 95 – Geoffrey F. Burgess  
TR 1409 95 – Shoaan Wayne Gordon  
TR 101 96 – Carlton Decordova Auld  
TR 153 06 – Rick Agosto  
TR 231 96 – Al Reitter c/o Spirit Express of WNY  
TR 498 96 – Maria Flores DBA RS Transport Svc  
TR 556 96 – Steven G. Witherspoon  
TR 578 96 – Marc A Burke  
TR 858 96 – Denise A Pfister  
TR 1282 96 – Tommie A Lewis  
TR 1591 96 – Mauro Jacob  
TR 1637 96 – RSG Express  
TR 209 97 – Paige K. Bishop  
TR 274 97 – Chester L. Moore  
TR 514 97 – Paul William Kolb  
TR 515 97 – Paul William Kolb  
TR 644 97 – VTI Trucking Co.  
TR 904 97 – Raritan Express Dist Corp.  
TR 990 97 – Jesus M. Campusano  
TR 1003 97 – Leasa N. Rochester  
TR 639 97 – Anthony D. Ross  
TR 1111 97 – R & L Express  
TR 1122 97 – Sprit Express of WNY Inc.  
TR 1123 97 – Sprit Express of WNY Inc.  
TR 1217 97 – David E. Duschek  
TR 1218 97 – David E. Duschek  
TR 1243 977 – Charles E. Burlew  
TR 1363 97 – Highway Freight Lines Inc.  
TR 1395 97 – Jacquesne Pierre  
TR 1400 97 – Peter Howatson  
TR 1411 97 – R and L Express (Rudolph Beckford)  
TR 1428 97 – David E. May  
TR 137 98 – Daniel Luciano  
TR 627 98 – Crown Recycling Limited  
TR 873 98 – Jack Milton Weidman Jr.  
TR 982 98 – Classic Transportation Inc.  
TR 1070 98 – Camron Equipment Co.  
TR 1175 98 – Sullivan McDonald Inc.  
TR 1217 98 – Marino E. Lajara  
TR 1416 98 – Madeline Charles  
TR 1538 98 – Daniel Rodriguez  
TR 1546 98 – Denis J. Cote  
TR 1549 98 – Gerard Ruiz  
TR 135 98 – Daniel Luciano  
TR 32 99 – Jung Ho Bai  
TR 49 99 – Yury A. Osipov  
TR 53 99 – William M. Vanderbit  
TR 172 99 – Phillip A. Williams  
TR 180 99 – Scott C. Sankow  
TR 184 99 – Scott C. Sankow  
TR 197 99 – Steve Lunzman DBA Skil Services  
TR 240 99 – Jose Antonio Baldi  
TR 252 99 – ASA Trucking  
TR 324 99 – South Shore Trucking

TR 337 99 – Manuel L. Aller  
TR 377 99 – William Guy Childs  
TR 378 99 – William Guy Childs  
TR 405 99 – JRP Transportation  
TR 406 99 – Curtis Thomas  
TR 407 99 – Falgi Trucking Inc.  
TR 412 99 – Cakir Cemal C&C Leasing  
TR 423 99 – Beira Transports LLC  
TR 429 99 – Thomas Phillips  
TR 437 99 – Discover Transport/9061-2110 Quibec  
Tr 446 99 – The Top Soil Depot Inc.  
TR 470 99 – Walter S. Weisal  
TR 504 99 – All Island Truck Leasing  
TR 515 99 – John A. Massaro  
TR 536 99 – John A. Massaro  
TR 245 99 – Jose Antonio Baldi  
TR 618 99 – Steven Earl Mallard  
TR 660 99 – Terrance Abraham  
TR 661 99 – Salvatore Milici Jr.  
TR 672 99 – Branick Inc.  
TR 673 99 – Branick Inc.  
TR 689 99 – Falgi Trucking Inc.  
TR 693 99 – Falgi Trucking Inc.  
TR 775 99 – Falgi Trucking Inc.  
TR 776 99 – Falgi Trucking Inc.  
TR 777 99 – Falgi Trucking Inc.  
TR 778 99 – Curtis Thomas  
TR 786 99 – Randall S. Lauer  
TR 836 99 – FGT Transport, Inc.  
TR 853 99 – Michelle Monte  
TR 919 99 – Salvatore Milici Jr.  
TR 981 99 – Josh Stanley Jr.  
TR 1017 99 – Westview Contracting Inc.  
TR 1064 99 – Nestor S. Gomez  
TR 1155 99 – Pan Kiu Yi  
TR 1248 99 – Voyager Trucking Corp.  
TR 1479 99 – Richard W. Vaughn  
TR 1483 99 – W&L Transport, Inc.  
TR 1617 99 – Andrei V. Golubkov  
TR 1618 99 – Andrei V. Golubkov  
TR 1637 99 – M&L Trucking Trans, Inc.  
TR 1645 99 – William R. Martin  
TR 1686 99 – Barretts Transportation Inc.  
TR 325 95 – Manuel Couto  
TR 496 95 – Lloyd Kelly  
TR 633 95 – Joseph Conrad McCullough  
TR 696 95 – Raymond J. Gregoire  
TR 1041 95 – Brian Decowski  
TR 789 95 – Antonio I. Garcia  
TR 881 95 – Nadia Qureshi  
TR 1084 95 – Frederick A. Schmidt, Jr.  
TR 1386 95 – Mark Mazujian  
TR 1453 95 – William Goulds  
TR 1698 95 – William T. Hatton  
TR 1244 97 – Charles E. Burlew  
TR 73 00 – Athens Shish Kebob Corp  
TR 80 00 – Sandyanamirey D Richardson  
TR 350 00 – ACC Enterprises Inc.  
TR 407 00 – Luis A. Minaya  
TR 554 00 – Paul R. Shields Trucking  
TR 605 00 – Eastern Intermodal Corp.  
TR 906 00 – Craig A Guisti  
TR 950 00 – John Piscopo  
TR 951 00 – John Piscopo  
TR 1087 00 – Arthur J.W. Augustine  
TR 1100 00 – Sukhbir Singh  
TR 1211 00 – Queens City Logistics, Inc.  
TR 1297 00 – Robert A. Barrantes  
TR 1352 00 – American President Lines, LTD  
TR 1405 00 – Susan M. Auslander  
TR 1441 00 – Carlos E. Afonso  
TR 1527 00 – Alfredo Adreu DBA A&A Trucking  
TR 1528 00 – Alfredo Adreu DBA A&A Trucking  
TR 1529 00 – Alredo Adreu DBA A&A Trucking

PUBLIC NOTICE  
ESTATE NOTICE  
ESTATE OF ALLEN R. BORGER, Deceased Oct. 26, 2013, of Stroudsburg, Monroe County, Letters Testamentary in the above-named estate having been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment, and those having

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claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Martino and Karasek, LLP  
David A. Martino, Esquire  
PA Route 209, P.O. Box 420  
Brodheads ville, PA 18322  
Executor:  
Elaine Alma Altemose  
c/o Martino and Karasek, LLP  
Route 209, P.O. Box 420  
Brodheads ville, PA 18322  
PR - Feb. 28, March 7, March 14

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF ANDREW O. SQUIRES, late of the Township of Middle Smithfield, Monroe County, Pennsylvania, deceased.

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

Debra Pittenger, Executrix  
c/o  
April L. Cordts, Esquire  
391 Nazareth Pike  
Bethlehem, PA 18020  
Phone: (610) 759-0531  
Fax: (610) 759-4727  
PR - March 7, March 14, March 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of CARL T. BERCHAK, late of 238 Silver Valley Road, Saylorburg, Monroe County, Pennsylvania 18353, 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, 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.

Deborah Berchak, Executrix  
56 Learn Lane  
East Stroudsburg, PA 18301  
WILLIAM J. REASER JR., ESQ.  
111 NORTH SEVENTH STREET  
STROUDSBURG, PA 18360  
PR - February 21, 28, March 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of Carol A. Callie, a/k/a Carol Ann Callie, Deceased, late of Barrett Township, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the below Executrices, who request all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:  
Executrices: Gretchen A. Reisenwitz; Lynnette M.

Callie, a/k/a Lynn Callie; and Patricia A. Zimdahl Estate of Carol A. Callie, a/k/a Carol Ann Callie, c/o Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219  
or to their attorney at the above address.  
PR - Feb. 28, March 7, March 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of DANIEL M. VANWHY JR., late of Barrett Township, Monroe County, Pennsylvania, deceased.

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

MABEL R. LaBAR, Administratrix  
304 Lizzie Lane  
Cresco, PA 18326  
Gretchen Marsh Weitzmann, Esq.  
Weitzmann and Weitzmann, LLC  
Attorneys-at-Law  
624 Sarah St.  
Stroudsburg, PA 18360  
PR - March 7, 14 and 21

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF ELEANOR L. MCGONIGAL, late of Pocono Lake, Monroe County, Pennsylvania, deceased.

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

Henry A. McGonigal, Jr., Executor  
529 Chestnut St.  
Perkasie, PA 18944  
Lori J. Cerato, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506  
PR - February 21, 28, March 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of Elias Moinester, a/k/a Elias Aaron Moinester, deceased. Late of Saylorburg, Monroe County.

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

Elana Rabinowitz, Administratrix  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES

## MONROE LEGAL REPORTER

P.O. Box 396  
Gouldsboro, PA 18424  
PR - Feb. 28, March 7, March 14

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF EVELYN M. BUTTS a/k/a EVELYN MARIE BUTTS, a/k/a EVELYN BUTTS, late of Jackson Township, 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.  
**BEVERLY A. PRICE,  
EXECUTRIX**

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

PR - Feb. 28, March 7, March 14

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF FRANCIS JAMES HUBERT a/k/a F. HUBERT a/k/a FRANCIS J. HUBERT a/k/a FRANK J. HUBERT, Deceased February 1, 2013 of Kunkletown, Monroe County 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 their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.**

**Martino and Karasek, LLP  
David A. Martino, Esquire  
PA Route 209, P.O. Box 420  
Brodheads ville, PA 18322  
Administrator:  
Joseph Hubert and Carole Karlson  
c/o Martino and Karasek, LLP  
Route 209, P.O. Box 420  
Brodheads ville, PA 18322  
PR - February 21, 28, March 7**

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF HAROLD L. BUTZ, late of Stroudsburg, Monroe County, Pennsylvania, deceased.**

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

**Heath M. Butz, Executor  
5631 Neola Road  
Stroudsburg, PA 18360**

**Lori J. Cerato, Esq.  
729 Sarah Street**

Stroudsburg, PA 18360  
570-424-3506  
PR - February 21, 28, March 7

### PUBLIC NOTICE ESTATE NOTICE

**Estate of Harry D. Callie, a/k/a Harry Delano Callie, Deceased, late of Barrett Township, Monroe County, Pennsylvania.**

Letters Testamentary have been granted to the below Executrices, who request all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

**Executrices: Gretchen A. Reisenwitz; Lynnette M. Callie, a/k/a Lynn Callie; and Patricia A. Zimdahl Estate of Harry D. Callie, a/k/a Harry Delano Callie, c/o Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219**

or to their attorney at the above address.

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### PUBLIC NOTICE ESTATE NOTICE

**Estate of Jean W. Cramer a/k/a Jean Watt MacAskie Cramer, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.**

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

**Harriet S. Cramer, Co-Executor  
501 Keiser Road  
Stroudsburg, PA 18360**

**Kenneth M. Cramer, Co-Executor  
271 Mosswood Road  
Roaring Brook Twp., PA 18444  
OR TO:**

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

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

PR - Feb. 28, March 7, March 14

### PUBLIC NOTICE ESTATE NOTICE

**Estate of Joseph R. Claus, Deceased  
Late of the Township of Stroud  
County of Monroe, 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 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 District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

**Julia L. Cattaneo, Executrix  
c/o Dionysios C. Pappas, Esq.  
Vasiliadis & Associates  
2551 Baglyos Circle  
Suite A-14  
Bethlehem, PA 18020**

**Attorney for Executrix  
Dionysios C. Pappas, Esq.**

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Vasiliadis & Associates  
2551 Baglyos Circle  
Suite A-14  
Bethlehem, PA 18020

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PUBLIC NOTICE  
ESTATE NOTICE

Estate of MARILYN P. LoPRESTI a/k/a MARILYN PATRICIA LoPRESTI, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Marilyn Judith LoPresti, Executrix  
210 North Ninth Street  
Stroudsburg, PA 18360

OR TO:

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

PR - March 7, 14 and 21

PUBLIC NOTICE  
ESTATE NOTICE

ESTATE OF MICHAEL J. SULLIVAN, JR., aka MICHAEL J. SULLIVAN, aka MICHAEL SULLIVAN, Late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.

Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make payment; and those having claims or demands against it, to make the same known without delay to:

Patricia A. Sullivan, Executrix  
c/o Littner, Deschler & Littner  
512 North New Street  
Bethlehem, PA 18018

OR

Littner, Deschler & Littner  
512 North New Street  
Bethlehem, PA 18018

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PUBLIC NOTICE  
ESTATE NOTICE

Estate of Neta L. Roth, late of Jackson Township, Monroe County, Pennsylvania, deceased.

LETTERS OF ADMINISTRATION 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.

Ralph Roth, Administrator,  
578 North Courtland Street  
East Stroudsburg, PA 18301

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

PR - March 7, 14 and 21

PUBLIC NOTICE  
ESTATE NOTICE

Estate of Susan Jean Muth, late of the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

George E. Muth Jr., Co-Administrator  
144 Brushy Mountain Road  
East Stroudsburg, PA 18301

Barbara J. Muth, Co-Administrator  
144 Brushy Mountain Road  
East Stroudsburg, PA 18301

OR TO:

CRAMER, SWETZ & McMANUS, P.C.  
Attorneys at Law  
By: Jeffrey L. Wright, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

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PUBLIC NOTICE  
ESTATE NOTICE

Estate of Valeska M. Heller, a/k/a Valeska Martha Heller, late of Pocono Township, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY 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.

Charlotte E. Asztalos,  
32 Bruning Lane  
Palm Coast, FL 32137

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

PR - March 7, 14 and 21

PUBLIC NOTICE  
ESTATE NOTICE

Estate of William J. Greiner, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Susan H. Greiner, Executrix  
804 Thomas Street  
Stroudsburg, PA 18360

## MONROE LEGAL REPORTER

OR TO:

CRAMER, SWETZ & McMANUS, P.C.  
Attorneys at Law  
By: Jeffrey L. Wright, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

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### PUBLIC NOTICE ESTATE NOTICE

Estate of William O. Mount, a/k/a William Ogden Mount, a/k/a Bill Mount, late of Eldred Township, Monroe County, Pennsylvania, deceased.

LETTERS OF ADMINISTRATION 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.

Mason William Mount, Administrator  
P.O. Box 611  
Kunkletown, PA 18058

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

PR - March 7, 14 and 21

### PUBLIC NOTICE ESTATE NOTICE

In Re: Estate of Charles J. Farmer, a/k/a Casimir J. Szachogluchowicz, late of Chestnuthill Township, Monroe County, Pennsylvania.

Date of Death: Dec. 9, 2013

Letters Testamentary have been granted to the undersigned and request all persons having claims or demands against the estate of said decedent to make known the same and all persons indebted to the decedent to make payment without delay to those named below:

John C. Farmer  
3046 Route 115  
Effort, PA 18330  
or her attorney:

Michael J. Garfield  
Route 903 Professional Bldg.  
P.O. Box 609  
Albrightsville, PA 18210

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### PUBLIC NOTICE ESTATE NOTICE

LETTERS TESTAMENTARY have been granted to Colleen Moore, Executrix of the Estate of Gail V. Nermoe, deceased, who died on January 30, 2014. Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

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

Colleen Moore, Executrix

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

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### PUBLIC NOTICE ESTATE NOTICE

The Estate of Ditmar Boetticher, late of Jackson Township, Monroe County, Pennsylvania. Letters Testamentary have been granted to the undersigned, who requests all persons having claims

or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to Rose Ann Boetticher, or to her attorney, NICHOLAS R. SABATINE, III, ESQUIRE, 16 S. Broadway, Suite 1, Wind Gap, Pennsylvania, 18091.

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### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 27, 2014 for Pass it on Auctions, located at 64 North Third St., B Building, Stroudsburg, PA 18360. The name and address of each individual interested in the business is Richard Zwack, 64 North Third St., B Building, Stroudsburg, PA 18360.

This was filed in accordance with 54 Pa.C.S. 311.  
PR - March 7

### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 8, 2013 for EA Kroll Productions, located at 818 Hollow Road, Shawnee, PA 18356.

The name and address of each individual interested in the business is Erik A. Kroll, 818 Hollow Road, Shawnee, PA 18356.

This was filed in accordance with 54 Pa.C.S. 311.  
PR - March 7

### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 8, 2013 for LOVELY NAILS located at 31 Pocono Blvd., Mount Pocono, PA 18344.

The name and address of each individual interested in the business is Uyen Nhu Phan, 31 Pocono Blvd., Mount Pocono, PA 18344.

This was filed in accordance with 54 Pa.C.S. 311.  
PR - March 7

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Ian Miller of Brodheadsville, PA, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, as of Jan. 24, 2014, an application for a certificate to do business under the assumed or fictitious name of Pure Twilight, said business to be carried on at 116 Drive Way, Brodheadsville, PA 18322.

PR - March 7

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 5642 PEMBROOK DRIVE, TOBYHANNA, PA 18466

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 27, 2014 AT 10 a.m. all the right, title and interest of MARVIN O. LEONARD JR. & STEVE A. JOSEPH, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

## MONROE LEGAL REPORTER

LEGAL DESCRIPTION  
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. 311, Section E, A Pocono Country Place, as shown on a plan of lot recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page18/101, 107 and 109. Parcel No. 3-9A-1-129 Pin No. 03635812765957 Being known as 5642 Pembroke Drive, Tob-yhanna, PA 18466

NOTICE  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on APRIL 7, 2014. Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA  
PR - March 7, March 14, March 21

PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
CIVIL ACTION - LAW  
ACTION TO QUIET TITLE  
NO. 3999 CV 12

OneWest Bank, FSB, Plaintiff vs. Libia Naranjo, Luis Naranjo and United States of America, Defendants

TO: Libia Naranjo, Luis Naranjo, Defendants, whose last known address is 184 Chestnut Drive a/k/a 35 Chestnut Drive, Stroudsburg, PA 18360.

Take notice that a Complaint in Quiet Title has been filed against you in the above named Court due to an inadvertent Satisfaction of Mortgage. Although the Satisfaction of Mortgage purports to satisfy the Mortgage, the property address, original amount and date of Mortgage are all incorrect. The Satisfaction of Mortgage is incorrect and should be stricken so plaintiff can proceed with Foreclosure. WHEREFORE, Plaintiff prays and respectfully requests this Honorable Court to exercise its equitable powers and strike the incorrect Satisfaction of Mortgage recorded with the Office of Recorder of Deeds at Book 2150, Page 2921, and confirm that the Mortgage lien remains effective as of the date of recording. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyers Referral Service, Monroe County Bar Assoc., 913 Main St., Stroudsburg, PA 18360, 570.424.7288. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

PR - March 7

PUBLIC NOTICE

IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 6678-CV-2013  
CIVIL TERM, 2013

ESSA BANK & TRUST,  
Plaintiff

v.  
HAROLD B. STULTZ JR. and,  
DONNA J. STULTZ, h/w,  
and  
UNITED STATES OF AMERICA,  
Defendants

TO: HAROLD B. STULTZ JR.:  
On August 9, 2013 a Mortgage Foreclosure Complaint was filed against in the above matter. The Complaint alleges that your Mortgage with Plaintiff ESSA Bank & Trust dated August 29, 2006 is in default by merit of the failure to make payments on such Mortgage for a period in excess of thirty days from February 2, 2013. The Mortgage seeks Judgment against the Defendants in the amount of \$116,404.74 together with 7.70% thereon from July 10, 2013 plus all costs.

On February 14, 2014 Judge Arthur L. Zulick entered an Order permitting service by publication upon Harold B. Stultz Jr.

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

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

MONROE COUNTY  
BAR ASSOCIATION  
FIND A LAWYER PROGRAM  
913 MAIN STREET  
STROUDSBURG, PA 18360  
(570) 424-7288

[www.monroebar.org](http://www.monroebar.org)

James V. Fareri, Esquire  
Attorney for Plaintiff  
712 Monroe Street  
Stroudsburg, PA 18360

PR - March 7

PUBLIC NOTICE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2013-01622  
JURY TRIAL DEMANDED

DANA SPENCE,

Plaintiff

vs.  
KELYN ROSATI and ANTHONY J. ROSATI,  
Defendant

NOTICE TO KELYN ROSATI  
You have been named as a Defendant in a civil action instituted by Plaintiff, Dana Spence, against you in this Court. Plaintiff alleges that she suffered injured in an automobile accident involving you on North Ninth Street, Stroud Township, Monroe County, Pennsylvania on March 3, 2011. Plaintiff claims that you are responsible for and

## MONROE LEGAL REPORTER

should have to pay these damages. You are hereby notified to turn this information over to your insurance company in order that they can offer you proper representation.

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

**LAWYER REFERRAL SERVICE  
Monroe County Commissions  
Monroe County Courthouse  
7th and Monroe Streets  
Stroudsburg, PA 18360  
(570) 420-3400**

PR - March 7, 14

PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 1817 CV 13

McCABE, WEISBERG and CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
ANN E. SWARTZ, ESQUIRE, - ID #201926  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
JOSEPH I. FOLEY, ESQUIRE - ID #314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673  
JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

**Flagstar Bank, FSB,  
Plaintiff**

**v.**

**Dawn Burk and  
Ronald C. Burk Jr.,  
Defendants**

TO: DAWN BURK and RONALD C. BURK JR.  
TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE  
PREMISES SUBJECT TO FORECLOSURE: 7329  
PIONEER LANE, STROUDSBURG, PA 18360

NOTICE

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

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE**

**PERSONS AT A REDUCED FEE OR NO FEE.**

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

PR - March 7

PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 2013-06260

McCABE, WEISBERG and CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
ANN E. SWARTZ, ESQUIRE, - ID #201926  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
JOSEPH I. FOLEY, ESQUIRE - ID #314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673  
JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

**M&T Bank,  
Plaintiff**

**v.**

**Caryn E. Messing,  
Defendant**

TO: CARYN E. MESSING

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE  
PREMISES SUBJECT TO FORECLOSURE: 366  
NORTH COURTLAND STREET, EAST STROUDS-  
BURG, PA 18301

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.**

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

PR - March 7

PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 3407 CV 12

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

## MONROE LEGAL REPORTER

ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
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JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

Bank of America, N.A.

v.

John K. Mastandrea and United States of America  
c/o United States Attorney for the Middle District  
of Pennsylvania

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

To: John K. Mastandrea  
141 Balsan Road  
Stroudsburg, PA 18360

United States of America c/o United States Attorney for the Middle District of Pennsylvania  
United States Attorney Office-Middle District  
235 N. Washington Ave.  
Suite 311  
Scranton, PA 18503

Your house (real estate) at 29 D Balsan Road, Stroudsburg, PA 18360 is scheduled to be sold at Sheriff's Sale on April 24, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$222,016.04 obtained by Bank of America, N.A., 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 canceled if you pay to Bank of America, N.A. 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.

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

### ASSOCIATION DE LICENCIADOS

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

PR - March 7

### PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS

NO. 6499 CV 2013  
McCABE, WEISBERG and CONWAY, P.C.  
BY: TERENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
ANN E. SWARTZ, ESQUIRE, - ID #201926  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
JOSEPH I. FOLEY, ESQUIRE - ID #314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673  
JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

Federal National Mortgage Association,  
Plaintiff

v.

Ckaine Nancy Cole,  
Defendant

TO: Ckaine Nancy Cole  
TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE  
PREMISES SUBJECT TO FORECLOSURE: 200  
OAK STREET, UNIT 112 FOX FIRE CONDOMINIUMS, N/A 116 FOX FIRE DRIVE, APT. #303, MOUNT POCONO, PA 18344

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



## MONROE LEGAL REPORTER

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.**

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

PR - March 7

PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 6758 CV 2013

McCABE, WEISBERG and CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
ANN E. SWARTZ, ESQUIRE, - ID #201926  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
JOSEPH I. FOLEY, ESQUIRE - ID #314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673  
JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

**OneWest Bank, FSB,  
Plaintiff**

**v.**

**Unknown Surviving Heirs of Joseph Accurso, Deceased Mortgagor and Real Owner and Anthony Accurso, Known Surviving Heir of Joseph Accurso, Deceased Mortgagor and Real Owner, Defendants**

TO: Unknown Surviving Heirs of Joseph Accurso, Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 7491 SHADY LANE, TOBYHANNA, PENNSYLVANIA 18466

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.

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**MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

PR - March 7

PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 9884 CV 10

McCABE, WEISBERG and CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID #310321  
ANN E. SWARTZ, ESQUIRE, - ID #201926  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
JOSEPH I. FOLEY, ESQUIRE - ID #314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673  
JENNIFER L. WUNDER, ESQUIRE - ID #315954  
LENA KRAVETS, ESQUIRE - ID #316421  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010

CIVIL ACTION LAW

**U.S. Bank, National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC5**

**v.**

**David A. Clarkson Jr. and Nicole L. Clarkson**

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

**To: David A. Clarkson Jr.  
250 Harris Street, Unit C13  
East Stroudsburg, PA 18301**

**Nicole L. Clarkson  
250 Harris Street, Unit C13  
East Stroudsburg, PA 18301**

**Your house (real estate) at 250 Harris Street, Unit C13, East Stroudsburg, PA 18301 is scheduled to be sold at Sheriff's Sale on April 24, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$101,654.15 obtained by U.S. Bank, National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 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 canceled if you pay to U.S. Bank, National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 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

## MONROE LEGAL REPORTER

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 Conaway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

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

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

### ASSOCIATION DE LICENCIADOS

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

PR - March 7

### PUBLIC NOTICE NAME CHANGE

NOTICE IS HEREBY GIVEN that on Feb. 6, 2014, the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of Mark T. Marchetta to Mark T. Marchette.

The court has fixed the day of March 26, 2014 at 1:15 p.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 7

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. 10540-CV-12

CITIBANK, ON BEHALF OF THE REGISTERED  
HOLDERS OF BEAR STEARNS ASSET BACKED  
SECURITIES I LLC, ASSET-BACKED CERTIFI-  
CATES, SERIES 2006-HE3

Plaintiff

vs.

LYDIA N. CRAWFORD  
Defendant

NOTICE

To: LYDIA N. CRAWFORD

You are hereby notified that on December 4, 2012, Plaintiff, CITIBANK, ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-HE3, 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. 10540-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1118 KNOLLWOOD DRIVE, TOBYHANNA, PA 18466-3629 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.

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

PR - March 7

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. 2032-CV-13

BANK OF AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME LOANES SERVICING,  
LP F/K/A COUNTRYWIDE HOME LOANES SERVIC-  
ING, LP  
Plaintiff

vs.

## MONROE LEGAL REPORTER

ELMER PAREDES

Defendant

NOTICE

To: ELMER PAREDES

You are hereby notified that on MARCH 13, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2032-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1904 HOLIDAY DRIVE, POCONO SUMMIT, PA 18346 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 Street.  
Stroudsburg, PA 18360  
(570) 424-7288

PR - March 7

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. 3398-CV-13

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK**  
Plaintiff

vs.

**JULIAN BEST  
PATRICIA CREST**  
Defendants

NOTICE

To: JULIAN BEST

You are hereby notified that on April 25, 2013, Plaintiff, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, 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. 3398-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 13 SEC 2 CANTERBURY ESTATE, A/K/A 132 ESTATE

DRIVE, STROUDSBURG, PA 18360 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 Street.  
Stroudsburg, PA 18360  
(570) 424-7288

PR - March 7

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. 3508-CV-2013

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

vs.

**DIANA RIVERA**  
Defendant

NOTICE

To: DIANA RIVERA

You are hereby notified that on APRIL 29, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 3508-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 64 LAKESIDE DRIVE, A/K/A 1422 Waterfront Drive, TOBYHANNA, PA 18466-3680 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

## MONROE LEGAL REPORTER

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 Street.  
Stroudsburg, PA 18360  
(570) 424-7288

PR - March 7

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. 8526 CV 2013

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSMC MORTGAGE LOAN TRUST 2007-3**  
Plaintiff

vs.

**VALERIE A. ANDRE A/K/A VALERIE ANDRE CARMELLA CICCONE**  
Defendants

NOTICE

To: VALERIE A. ANDRE A/K/A VALERIE ANDRE and CARMELLA CICCONE

You are hereby notified that on October 3, 2013, Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSMC MORTGAGE LOAN TRUST 2007-3, 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. 8526 CV 2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 962 LAKE RD, A/K/A 183 LAKE RD, SAYLORSBURG, PA 18353 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 Street.

Stroudsburg, PA 18360  
(570) 424-7288

PR - March 7

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. 9779-CV-2013

**WELLS FARGO BANK, N.A.**

Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELO D. BRUZZESE, DECEASED**  
Defendant

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELO D. BRUZZESE, DECEASED

You are hereby notified that on November 20, 2013, 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. 9779-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 445 MINSI TRAIL WEST, A/K/A 2017 CROW TRAIL, LONG POND, PA 18334-7813 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 Street.  
Stroudsburg, PA 18360  
(570) 424-7288

PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 1798-CV-2012

**WELLS FARGO BANK, N.A.**

vs.

**ERROLD PERRYMAN III, IN HIS CAPACITY AS HEIR OF ERROLD PERRYMAN JR., DECEASED**

## MONROE LEGAL REPORTER

and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN JR., DECEASED  
NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN JR., DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
Being Premises: 307 SKYLINE DRIVE a/k/a 9 STONECREST ROAD, a/k/a 121 LILAC LANE, BLAKESLEE, PA 18610-9402

Being in TUNKHANNOCK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania 20/8E/1/58

TAX PIN: 20632101262290  
Improvements consist of residential property. Sold as the property of ERROLD PERRYMAN III, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN JR., DECEASED, ROCHELLE PERRYMAN and ALLISON RICHARDSON

Your house (real estate) at 307 SKYLINE DRIVE a/k/a 9 STONECREST ROAD, a/k/a 121 LILAC LANE, BLAKESLEE, PA 18610-9402 is scheduled to be sold at the Sheriff's Sale on 12/04/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$227,445.82 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 194-CV-2012

WELLS FARGO BANK, N.A.

vs.

YOUCEF ARADJ and ZINEB ARADJ  
NOTICE TO: YOUCEF ARADJ and ZINEB ARADJ

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
Being Premises: 670 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301  
Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania  
TAX CODE: 16/96262  
TAX PIN: 16-7303-04-61-3531

Improvements consist of residential property. Sold as the property of YOUCEF ARADJ and ZINEB ARADJ

Your house (real estate) at 760 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$267,866.65 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 3211 CV 08  
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-WFHE3

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

NOTICE TO: CESAR M. GONZALES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA E. GONZALEZ; KIM GONZALEZ, HEIR TO THE ESTATE OF BARBARA E. GONZALEZ, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
Being Premises: 127 DANI LANE EAST A/K/A 6609 DANI, LANE A/K/A 243 WINONA ROAD, EAST STROUDSBURG, PA 18302

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 09/5/2/6  
TAX PIN: 09734501064497

Improvements consist of residential property. Sold as the property of CESAR M. GONZALES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA E. GONZALEZ; CESAR M. GONZALES, JR. HEIR TO THE ESTATE OF BARBARA E. GONZALEZ, DECEASED; KIM GONZALEZ, HEIR TO THE ESTATE OF BARBARA E. GONZALEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA E. GONZALEZ, DECEASED

Your house (real estate) at 127 DANI LANE EAST A/K/A 6609 DANI, LANE A/K/A 243 WINONA ROAD, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$322,313.66 obtained by, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-WFHE3 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 5991-CV-12

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA

vs.  
TINA CIPRIANI, IN HER CAPACITY AS HEIR OF JEFFRY N. HAMBURGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFRY N. HAMBURGER, DECEASED, CHRISTOPHER HAMBURGER.

NOTICE TO: TINA CIPRIANI, IN HER CAPACITY AS HEIR OF JEFFRY N. HAMBURGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFRY N. HAMBURGER, DECEASED, CHRISTOPHER HAMBURGER.

NOTICE OF SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF REAL PROPERTY

Being Premises: 283 EASTSHORE DRIVE a/k/a 138 EASTSHORE DRIVE, EAST STROUDSBURG, PA 18301

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania  
TAX CODE: 17/90036

TAX PIN: 17730303407225

Improvements consist of residential property.

Sold as the property of TINA CIPRIANI, IN HER CAPACITY AS HEIR OF JEFFRY N. HAMBURGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFRY N. HAMBURGER, DECEASED, CHRISTOPHER HAMBURGER.

Your house (real estate) at 283 EASTSHORE DRIVE a/k/a 138 EASTSHORE DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$202,126.35 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 11990-CV-2008

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

Vs.

FRANCINE ZALESKI

NOTICE TO: FRANCINE ZALESKI  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1704 JOHNS ROAD, EFFORT, PA 18330-2010

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 02/15/2/70-11 TAX PIN: 02-6330-01-16-7337  
Improvements consist of residential property.

Sold as the property of FRANCINE ZALESKI  
Your house (real estate) at 1704 JOHNS ROAD, EFFORT, PA 18330-2010 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$66,866.90 obtained by, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 181-CV-13

WELLS FARGO BANK, N.A.

Vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY M. REED, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-

CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY M. REED, DECEASED  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 38 CLEARVIEW DRIVE, A/K/A 2239 CLEARVIEW DRIVE, EAST STROUDSBURG, PA 18301

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 09/4C/4/76 TAX PIN: 09734404631760

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY M. REED, DECEASED

Your house (real estate) at 38 CLEARVIEW DRIVE, A/K/A 2239 CLEARVIEW DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$97,921.56 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 4404-CV-2010

CITIMORTGAGE, INC.

Vs.

MATTHEW TITUS and ROSEMARIE TITUS

NOTICE TO: MATTHEW TITUS and ROSEMARIE TITUS  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 2 TEPEE TRAIL, POCONO LAKE, PA 18347

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 03/20B/1/73

Improvements consist of residential property.

Sold as the property of MATTHEW TITUS and ROSEMARIE TITUS

TAX CODE: 03/20B/1/73/  
TAX PIN: 03630606495773

Your house (real estate) at 2 TEPEE TRAIL, POCONOLAKE, PA 18347 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$116,186.62 obtained by, CITIMORTGAGE, INC. (the mortgagee), against the premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - March 7

PUBLIC NOTICE  
PETITION FOR NAME CHANGE  
NOTICE IS HEREBY GIVEN that on Feb. 18, 2014, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Deirdre Tennille Saunders-Guppy to Deirdre Tennille Saunders.

The Court has fixed the day of March 26, 2014 at 1:15 p.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, (Courtroom No.) Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 7

## MONROE LEGAL REPORTER

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE  
AT 10:00 A.M.

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

**ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, described as follows:**

Being Lot No. 27, as shown on a map titled EVERGREEN ESTATES, filed in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania, on February 23, 2004, in Plot Book Volume 76, Page 19.

BEING THE SAME PREMISES which Romec, Inc., by deed dated 01-30-2007 and recorded 02/01/2007 in Book 2295 Page 3711 conveyed to Dorothy Francis Colletta and Ronald Dominic Ramkissoon, as joint tenants with the right of survivorship.

PIN NUMBER 09-7325-00-40-9937

TAX CODE #: 9/97298

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOROTHY FRANCIS COLLETTA  
RONALD DOMINIC RAMKISSOON  
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  
DAVID FEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4755 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 38 in that certain piece of parcel of land,**

together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 28A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Dorothy H. Grube, by deed dated November 3, 1986 and recorded on January 2, 1987 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1532, at Page 192, granted and conveyed unto Patrick Kennell, Jr.

Being part of Parcel No. 16/41/48-28A and Pin No. 16732102887062B28A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICK KENNEL, JR.

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4760 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 43 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 12B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

## MONROE LEGAL REPORTER

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated August 7, 2009 and recorded on October 23, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2361, at Page 5990, granted and conveyed unto Matthew Johnson, Dornella Johnson and Shirley Johnson.

Being part of Parcel No. 16/4/1/48-12B and Pin No. 16732102879955B12B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW JOHNSON DORNELLA JOHNSON AND SHIRLEY JOHNSON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4766 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 5 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 44A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 30, 1976 and recorded on July 31, 1984 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1377, at Page 290, granted and conveyed unto Frank B. Martin and Lillian H. Martin.

Being part of Parcel No. 16/4/1/48-44A and Pin No. 1673210288622B44A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANK B. MARTIN AND LILLIAN H. MARTIN

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4768 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 3 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 49D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which VI Network, Inc., by deed dated February 5, 2009 and recorded on February 10, 2009 in the office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2348, at page 4990, granted and conveyed unto Bertha Hlaban-Son.

Being part of Parcel No. 16/4/1/48-49D and Pin No. 16732102886460B49D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BERTHA HLABAN-SON

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



## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4769 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 30F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which John D. Holland, by deed dated February 26, 2004 and recorded on March 2, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2183, at page 2034, granted and conveyed unto Barbara C. Mickey-Dickson, f/k/a Barbara C. Mickey.

Being part of Parcel No. 16/4/1/48-30F and Pin No. 16732102888198B30F  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRIAN HOLLAND

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

A schedule of proposed distribution for the proceeds received from the above captioned sale

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4950 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 6 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 4E on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 16, 2002 and recorded on October 31, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2135, at Page 6472, granted and conveyed unto Richard H. Clark, Jr. and Gabrielle Clark.

Being Part of Parcel No. 16/4/1/48-4E and Pin No. 16732102879732B4E

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD H. CLARK, JR.  
GABRIELLE CLARK

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

## MONROE LEGAL REPORTER

JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4971 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 6 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 35D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated September 18, 1975 and recorded on April 25, 1977 in the office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 784, at Page 219, granted and conveyed unto Barbara C. Mickey-Dickson, f/k/a Barbara C. Mickey.

Being part of Parcel No. 16/4/1/48-35D and Pin No. 16732102887027B35D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA C. MICKEY-DICKSON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 4975 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 45 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 24B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated September 6, 2002 and recorded on September 16, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2131, at Page 4954, granted and conveyed unto Henry L. Nixon and Delorise Nixon.

Being part of Parcel No. 16/4/1/48-24B and Pin No. 16732102889017B24B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HENRY L. NIXON  
AND DELORISE NIXON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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 5282 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth

## MONROE LEGAL REPORTER

of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 36 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 5F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Melvin H. French and Jessica Marie French, by deed dated March 13, 2007 and recorded on March 23, 2007 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2300, at Page 1539, granted and conveyed unto Melvin H. French.

Being part of Parcel No. 16/4/1/48-5F and Pin No. 16732102879718B5F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MELVIN H. FRENCH

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10101 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, MARCH 27, 2014  
AT 10:00 A.M.

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

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

BEGINNING at a point in the corner of West Sherwood Drive (thirty-three feet wide) said point being distant one hundred eighty feet on a corner of South seventy-eight degrees fifty-six minutes West from the point of intersection of the said center line of West Sherwood Drive with the Westerly side of Mountain Lane (twenty feet in width); thence, running from said beginning point along the center line of West Sherwood Drive, South seventy-eight degrees fifty-six minutes West one hundred twenty feet to a point, the Southeast corner of Lot No. A-11; thence, along the East line of Lot No. A-11, North eleven degrees four minutes West one hundred sixty feet to a point in line of lands of the City of Bethlehem Authority; thence, by said lands, North seventy-eight degrees fifty-six minutes East one hundred twenty feet to a point; thence Northwest corner of Lot No. A-14; thence, along the West line of Lot No. A-14, South eleven degrees four minutes East one hundred sixty feet to the place of BEGINNING.

BEING Lots Nos. A-12 and A-13 as shown on map of Robin Hood Lake, dated April 29, 1958, prepared by W.P. Kitson, Registered Surveyor.

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

PARCEL NO. 13/10/2/29  
PIN NO. 13621905194504

TITLE TO SAID PREMISES IS VESTED IN Theresa Salzman by court order dated April 23, 2008 and recorded March 13, 2009 in Deed Book 2350, Page 788.

Being Known As: Lots 12A & 13A 9074 West Sherwood Drive, Kunkletown, Polk, Monroe County, PA 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THERESA SALZMAN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1014 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth

## MONROE LEGAL REPORTER

of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 place of ground situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania being Lot No. 46, Section B as is more particularly set forth on the plot map of Cranberry Hill Corporation Penn Estates., as same is duly recorded in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31 page 69.

PARCEL NO. 1715A1172  
PIN NO. 17639201285567

Title to said premises is vested in Heinz R. Kraft by deed from Washington Mutual Bank, FA, successor to North American Mortgage Company dated May 2, 2005 and recorded June 27, 2005 in Deed Book 2230, Page 3285.

Being Known As: Lot 46, Section B, Sommerset Drive, East Stroudsburg, Stroud, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HEINZ R. KRAFT

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10342 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

**ALL** the following lot(s) situate in the Township of Price, County of Monroe and State of

Pennsylvania, marked and designated as lot(s) No. 203, as shown on Plotting 3, Timber Hill Inc., Monroe County, Pennsylvania, in Plot Book No. 11, Page 171.

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

PARCEL NO. 14/8A/1/53  
PIN NO. 14639503430029

**TITLE TO SAID PREMISES VESTED** in Joseph W. Ryan and Elaine Ryan, his wife, by deed from ELAINE THOMPSON, NOW BY MARRIAGE, ELAINE RYAN, dated March 3, 1989 and recorded March 10, 1989 in Deed Book 1670, Page 1067.

On February 6, 2011, Elaine Ryan departed this life leaving title vested solely in the name of Joseph W. Ryan by operation of law.

Being Known As: 203 Bromley Road, Henryville, Price, Monroe County, PA 18332.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH W. RYAN

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

TERRENCE J. MCCABE, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10496 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, being Lot 31, Section 2, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe in Plot Book 76, Pages 172, 173, 174, 175 and 176.

UNDER AND SUBJECT TO DEED RESTRICTIONS FOR KNOLL ACRES AT WOODDALE, SECTION 2 as stated in prior deed(s) of record.

TOGETHER with all rights and privileges and

## MONROE LEGAL REPORTER

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

TITLE TO SAID PREMISES VESTED IN Edwin Zayas and Santina Zayas, h/w, by Deed from LTS Development, LLC, s/b/m to LTS Development, Inc., dated 08/03/2005, recorded 09/06/2005 in Book 2238, Page 7752.

TAX CODE: 09/97704

TAX PIN: 09731400382189

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWIN ZAYAS

SANTINA ZAYAS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10701 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 210, Section D, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 32/115, 117, 119 and 121.

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

TITLE TO SAID PREMISES VESTED IN William E. Halverson and Roseann D. Halverson, h/w, by Deed from Andrew Garritano and June N. Garritano, h/w, dated 08/01/2005, recorded 08/02/2005 in Book 2234, Page 7344.

TAX CODE: 17/15C/1/52

TAX PIN: 17639201078643

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROSEANN D. HALVERSON  
WILLIAM E. HALVERSON

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10704 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 205, as shown on 'Plotting of Wilderness Acres', Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter and Associates, Inc., as amended by Frank J. Smith, Jr., recorded in Plot Book Volume No. 37, Page 87 and recorded in Monroe County, Pennsylvania, in Plot Book Volume No. 20, Page 17.

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.

TITLE TO SAID PREMISES VESTED IN Scott Pisciotta and Desiree Pisciotta, h/w, by Deed from Harmon Homes, Inc., a corporation, dated 12/21/1998, recorded 12/22/1998 in Book 2057, Page 7452.

TAX CODE: 09/14E/1/259

TAX PIN: 09731503413377

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SCOTT G. PISCIOTTA  
A/K/A SCOTT PISCIOTTA  
DESIREE PISCIOTTA

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

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10831 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 32 in Block No. 13 of Unit No. 3 shown on Plan of Lots of Pocono lakeshore, Inc., of Unit No. 3 filed in the Record of Deeds Office of Monroe County, Pennsylvania, in Plat Book Volume 8, page 104.

TOGETHER WITH and UNDER AND SUBJECT to conditions, restrictions and reservations which appear in the aforesaid deed.

ALSO ALL THAT CERTAIN lot or parcel of land situate, lying and being in the development of Monroe Lake Shores, Middle Smithfield Township, County of Monroe, State of Pennsylvania, to wit:

BEING Lake Shores, Monroe County, Pennsylvania, made by a certified Land Surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8, page 104, reference being made thereto for a more particular description of the lot or lots herein conveyed.

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

PARCEL NO. 09/14B/3-13/32 and 09/14B/3-13/36  
PIN NO. 09731520784389 and 09731502784456

TITLE TO SAID PREMISES IS VESTED IN Kim R. Plattenburg Sr. and Joanne M. Plattenburg, his wife, by deed from Nancy L. Widmer, widow, dated August 8, 2005 and recorded August 11, 2005 in Deed Book 2235, Page 8954.

Being Known As: 32-36 Rosewood Road, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KIM R. PLATTENBURG, SR.

JOANNE M. PLATTENBURG

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1089 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 2, Block Number 2107, Section Number 21, as shown on map of Arrowhead Lake Development on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book Volume 21 at Page Numbers 77 and 79 and recorded in Plat Book Volume 25 at Page Number 29 and 31.

TITLE TO SAID PREMISES VESTED IN Joseph Marchiano and Theresa Marchiano from Peter M. Runfola and Marianne Martell, by Deed, recorded 09/07/2000 in Book 2083 Page 9084.

TAX CODE: 03/19C/1/662

TAX PIN: 03630714345360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH MARCHIANO AND THERESA MARCHIANO

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

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

## MONROE LEGAL REPORTER

are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11011 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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. 27 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 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 any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

UNDER AND SUBJECT as aforesaid.

TITLE TO SAID PREMISES VESTED IN Eric Lester Leinbach, by Deed from Federal National Mortgage Association, a/k/a, Fannie Mae, a Corporation Organized under an Act of Congress

and existing pursuant to the Federal National Mortgage Association Charter Act, dated 11/30/2007, recorded 12/12/2007 in Book 2323, Page 443.

TAX CODE: 07/96310  
TAX PIN: 07628800329589

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC LESTER LEINBACH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11012 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

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. 328, Section No. F, as shown on map of a A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

TITLE TO SAID PREMISES VESTED IN Tama Wedderburn, by Deed from Fairbanks Capital Corporation, as servicing agents for DLJ Mortgage Capital Inc., dated 08/02/2004, recorded 09/10/2004 in Book 2201, Page 7000.

TAX CODE: 03/8C/1/504  
TAX PIN: 03635814338005

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TAMA WEDDERBURN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1102 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as lot number 104, section three, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book no. 17, Page 57 and re-recorded in Plot Book No. 18, Page 19.**

**TITLE TO SAID PREMISES VESTED IN Brenda M. Hargett, a married woman and Krishna Juman, a married man, as joint tenants with the right of survivorship, by Deed from Edwin Pena and Catherine D. Mercede, dated 09/18/2007, recorded 10/03/2007 in Book 2317, Page 8102.**

**TAX CODE: 09/4C/3/63**

**TAX PIN: 09734403423882**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRENDA HARGETT KRISHNA JUMAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11252 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, MARCH 27, 2014  
AT 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 Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 168, Section D, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 18, Pages 101, 103, 105.**

**TITLE TO SAID PREMISES VESTED IN Boleslav Lipowczan and Jitka Lipowczanova, his wife, as tenants by the entireties, by Deed from Surujpaul Kundan, single, dated 10/27/2004, recorded 10/27/2004 in Book 2206, Page 311.**

**TAX CODE: 03/8B/2/148**

**TAX PIN: 03635815720992**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BOLESлав LIPOWCZAN JITKA LIPOWCZANOVA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1156 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following



## MONROE LEGAL REPORTER

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

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot of land situate in Township of Price, Monroe County, Pennsylvania: Being Known As 38 & 39 Deer Path Road, East Stroudsburg, PA 18301

**PARCEL NUMBER 14771/24  
PIN NUMBER 14639400951136**

**IMPROVEMENTS: Residential Property SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: REBECCA R. AMBRA THOMAS AMBRA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1283 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Jackson, County of Monroe, and Commonwealth of Pennsylvania, being Lot 304, Section I, The Woods at Mountain Springs Lake, 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 61, Page 293.

**BEING THE SAME PREMISES** which James B McGowan and Michelle E. McGowan, husband and wife, by deed dated 02/16/2006 and recorded 02/23/2006 in Book 2258 Page 7199 conveyed to Jewel S. Wright.

Pin #: 08-6351-00-77-5281

Tax Code #: 8/87146

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEWEL S. WRIGHT

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1321 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot situate in the Township of Ross, Monroe County, and State Pennsylvania, marked and designated as Lot No. 21, Owl Hollow 1 as shown on map of lands of Truco, Inc. and recorded in the office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania in Plot Book 23, Page 103.

**UNDER AND SUBJECT** to the covenants and restrictions as appear of record in Deed Book Volume 795 at page 101.

**ALSO** under and subject to a culdesac as set forth in Plot Book 23 at page 103.

**BEING** the same premises which Joseph L. Gagnon, by Deed dated November 20, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County on November 25, 1997 at Mortgage Book Volume 2042, Page 4989, granted and conveyed unto Bruce Holm and Eileen M. Holm, husband and wife.

**TAX CODE:** 15/3C/1/53

**PIN NUMBER:** 15626700153276

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRUCE HOLM AND EILEEN M. HOLM

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

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

# MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 135 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, MARCH 27, 2014  
AT 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 Stroud Township, Monroe county, Pennsylvania, being Lot 15, Section A, on a plan of lots prepared by VEP Associates, Inc., for Charles A. Poalillo, Trustee, recorded in the Monroe County Recorder of Deeds Office at Plot Book 39, pages 23 and 25, consisting of 1.75 acres, more or less.

**TITLE TO SAID PREMISES VESTED IN** John Pariante and June Pariante, by Deed from High Mountain Estates, Inc., a Pennsylvania Corporation, dated 07/14/1994, recorded 11/09/1994 in Book 1980, Page 651.

**TAX CODE:** 17/15B/1/13

**TAX PIN:** 17-6393-03-22-6451

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1542 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

Beginning at an iron pipe on the westerly line of a proposed road forty feet in width, said iron pipe being the most northerly corner of Lot No. 41 as shown on map entitled "Plotting II, Subdivision of portion of lands of Claude W. Heeter & Elsie H. Heeter, 2 April 1965", thence along Lot No. 41 as shown on said map, (a radial line to the last hereinafter described curve) South fifty-four degrees fifty-five minutes twenty seconds West two hundred seventy and eighty-eight hundredths feet to a point; thence along lands now or formerly of Garrett Halterman, North nineteen degrees fifteen minutes no seconds West one hundred ninety-three and seventy one-hundredths feet to a point; thence along the southerly line of another proposed road forty feet in width, North sixty-three degrees thirty-eight minutes forty seconds East one hundred ninety-five and seventy-nine hundredths feet to an iron pipe; thence by the same, on a curve to the right having a radius of forty feet an arc length of sixty and eighty-seven hundredths feet to an iron pipe; thence along the westerly line of the first aforesaid proposed road, South twenty-nine degrees ten minutes twenty seconds East eighty-three and eight-seven hundredths feet to a point of tangency; thence still by the same, on a curve to the left having a radius of two hundred eighty-five feet to an arc length of twenty-nine and thirty-eight hundredths feet to the place of beginning. Containing 1.00 acres, more or less. Being Lot No. 42 as shown on said map.

Together with the right and privilege to the grantees, their heirs and assigns, in common with the grantors, their heirs and assigns, of ingress, egress and regress over the above mentioned forty foot road, in relation to the forty foot wide road mentioned in the above description, John E. Detrick agrees to maintain said road in a safe and passable condition until such time as it is accepted as a township road.

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

Also, the grantors herein grant and convey to the grantees herein, their heirs and assigns, an undivided one-fifth (1/5) interest to all that certain lot of land in the aforesaid township, bounded and described as follows to wit:

Beginning at a point on the easterly line of proposed road, from which the most westerly corner of Lot No. 48 as shown on map entitled "Plotting II, Subdivision of portion of lands of Claude W. Heeter and Elsie H. Heeter, 2 April 1965", bears

## MONROE LEGAL REPORTER

North nineteen degrees six minutes ten seconds West distant one hundred twenty-seven and sixty-two hundredths feet; thence along Lot No. 48 as shown on said map, North seventy degrees fifty-three minutes fifty seconds East sixty feet to a point; thence by the same, South nineteen degrees six minutes ten seconds East twenty feet to a point; thence still by the same South seventy degrees fifty-three minutes fifty seconds West sixty feet to a point; thence along the easterly line of said proposed road, North nineteen degrees six minutes ten seconds West twenty feet to the place of beginning. Containing 1,200 square feet. Being well Lot No. 6.

Together, with the right to the grantees, their heirs and assigns, to receive water from a well on the above described lot through a pipe under other land of John E. Detrick and wife to the premises hereinabove described; this right to be used in common with the owners of five (5) lots on the aforesaid map and the maintenance and repair of the well and pump and pipe be borne equally by the owners of the said five (5) lots together with the full right of ingress, egress and regress for the purpose of maintaining, repairing and relaying said pipeline.

BEING known and numbered as 79 Chariton Drive, East Stroudsburg, PA 18301-8610.

BEING THE SAME PREMISES WHICH Florence M. Curry, unmarried, Kevin McCue, unmarried, and Coleen Louszko, unmarried, as joint tenants with the right of survivorship by deed dated October 16, 2002 and recorded October 29, 2002 in and for Monroe County, Pennsylvania, in Deed Book Volume 2135, Page 3863, granted and conveyed unto Matthew R. Jasolovsky and Rosalie C. Jasolovsky, husband and wife.

TAX CODE: 16/11A/1/31-4

PIN NO: 16730304631456

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW R. JASOLOSKY  
ROSALIE C. JASOLOSKY

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1665 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe

County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014

AT 10:00 A.M.

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

**ALL THAT CERTAIN** tract or parcel of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 35, Section 2, South Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 74, Page 72.

**TITLE TO SAID PREMISES VESTED** in Ann Vieira and Ricardo Vieira, by Deed from Bank of New York, as trustee for the Certificateholders CWALT, Inc., Alternative Loan trust 2004-J7, Mortgage Pass-Through Certificates, Series 2004-J7 by Countrywide Homes, Inc., Attorney in Fact by Power of Attorney Recorded in Bk2130, Pg 4991, dated 04/22/2008, recorded 07/30/2008 in Book 2339, Page 5559.

TAX CODE: 14/96472

TAX PIN: 14730400254002

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANN VIEIRA  
RICARDO VIEIRA

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1716 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014

AT 10:00 A.M.

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

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

## MONROE LEGAL REPORTER

BEGINNING at a pipe in the line of lands of Samuel Kellerhals, being the northeasterly corner of lands conveyed by Rudolph Schubert et ux. to George M. Rung et ux. by Deed dated May 21, 1937, and recorded at Deed Book Vol. 127, Page 563, being the northeasterly corner of lands conveyed by Rudolph Schubert et ux. to Alfred E. Ruster et ux. by deed dated April 17, 1941, and recorded in Deed Book Vol. 137, Page 148; thence by lands of Samuel Kellerhals and Clifford Peterson, north seventy-six degrees twenty-seven minutes twenty-three seconds East one hundred fifty and one one-hundredth feet to a pipe; thence by lands of Anna M. Rung, of which this lot was formerly a part, south eleven degrees six minutes thirty-four seconds east (Passing a pipe at three hundred forty-four and twenty-one hundredths feet) three hundred sixty-four and twenty-one one hundredths feet to a nail in the center line of PA Legislative Route 45060; thence in and along the center line of PA Legislative Route 45060, south seventy-six degrees thirty-two minutes thirteen seconds west one hundred fifty feet to a nail; thence by lands of Alfred Ruster, north eleven degrees six minutes thirty-four seconds west (Passing a pipe at twenty-two and eleven one-hundredths feet) three hundred sixty-four feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES VESTED IN Michelle Lardiere and Ty Vliet, same persons, by Deed from Eugene F. Coveney and Michelle Lardiere and Ty Vliet, dated 06/26/2003, recorded 07/22/2003 in Book 2160, Page 5164, rerecorded 03/05/2004 in Book 2183, Page 7090.

TAX CODE: 17/41/42-1  
TAX PIN: 17730105294200

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TY VLIET  
MICHELLE LARDIERE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1788 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot #4407, Section #9 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, page 31.

Tax ID - 03/4E/1/12  
PIN NO. 03636703218741

For information purposes only - property a/k/a 4407 Kensington Drive, Tobyhanna, PA 18466-4019

TITLE TO SAID PREMISES IS VESTED IN George J. Glenn, by deed from Denise Chapman, dated 10/17/2003 and recorded 11/3/2003 in Book 2172, Page 7488.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE J. GLENN and

THE UNITED STATES OF AMERICA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

CHANDRA M. ARKEMA, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1800 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

Parcel One:  
ALL THAT CERTAIN lot or parcel of land situated on the easterly side of Donalds Road in Sun Valley, Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, being known as lot 542 on plot plan of Michael Policelle, Registered Engineer, Drawing No. E-713, revision

## MONROE LEGAL REPORTER

of June 17, 1966, ad being more particularly bound and described as follows, to wit: BEGINNING at a point on the easterly line of Donalds Road, said point being distant four hundred (400) feet from the intersection of the southerly line of Sunset Road and the easterly line of Donalds Road along a course south eighteen degrees forty-two minutes east (S. 18 42 minutes E.); thence along the southerly side of Lot 540 north seventy-one degrees eighteen minutes east (N. 71 18 seconds E.); one hundred fifty (150) feet to a point; thence along the westerly side of Lot No. 543 south eighteen degrees forty-two minutes east (S. 18 42 minutes E.); one hundred (100) feet to a point; thence along the northerly side of Lot No. 544 south seventy-one degrees eighteen minutes west (S. 71 18 seconds W.); one hundred fifty (150) feet to a point in the easterly line of Donalds Road; thence along said easterly line north eighteen degrees forty-two minutes west (N. 18 42 minutes W.); one hundred (100) feet to a place of beginning. CONTAINING 15,000 square feet.

Parcel Two:

ALL THAT CERTAIN lot or parcel of land situated in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bound and described as follows, to wit:

BEGINNING at a point on the west line of Johns Road, said road being twenty feet wide and said point being South eighteen degrees forty-two minutes East four hundred feet from the south corner of the intersection of said Johns Road and Sunset Road, said road being twenty-four feet wide; thence along said west line of Johns Road South eighteen degrees forty-two minutes East one hundred feet to the north corner of Lot No. 545; thence along the northwest line of said Lot No. 545 South seventy-one degrees eighteen minutes West one hundred fifty feet to the east corner of Lot No. 542; thence along the north east line of said Lot No. 542 North eighteen degrees forty-two minutes West one hundred feet to the south corner of Lot No. 541; thence along the southeast line of said Lot No. 541 North seventy-one degrees eighteen minutes East one hundred fifty feet to the place of beginning. BEING Lot No. 543 in Block '500' on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July 1952.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, as set forth in Deed Book 351, Page 894, Monroe County, Pennsylvania and as may run with the land.

Parcel #1

TITLE TO SAID PREMISES VESTED IN Rene Hinkle, unmarried, by Deed from Patricia Hinkle, dated 02/23/2006, recorded 03/01/2006 in Book 2259, Page 4280.

Parcel #2

TITLE TO SAID PREMISES VESTED IN Rene Hinkle, unmarried, by Deed from Patricia Hinkle, dated 02/23/2006, recorded 03/01/2006 in Book 2259, Page 4276.

Parcel #1

TAX CODE: 02/15/2/69-11

TAX PIN: 02633001251141

Parcel #2

TAX CODE: 02/15/2/69-18

TAX PIN: 02633001252197

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RENE NELSON  
F/K/A RENE HINKLE

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1836 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania being Lot No. 1068 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 2002 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associates Inc., East Stroudsburg, Pa. and recorded May 22, 2003 in Plat Book 75 Pages 74 through 81, more particularly described as follows:

Beginning at a common corner of Lots No. 1068 and 1069 on the easterly side of Pine Valley Way (50' R.O.W.); thence

1. Along the easterly side, passing along an arc of a circle curving to the right, having a radius of 586.00 feet, an arc distance of 104.55 feet to a corner of Lot No. 1067; thence
2. Along Lot No. 1067, North 80 degrees 56 minutes 56 seconds East, a distance of 138.94 feet to a corner on line of Lot No. 1083; thence
3. Along Lot No. 1083, South 06 degrees 20 minutes 14 seconds East, a distance of 34.66 feet to a corner of Lot No. 1082; thence
4. Along Lot No. 1082, South 21 degrees 56 minutes 50 seconds East, a distance of 45.61 feet to a corner of Lot No. 1069; thence
5. Along Lot No. 1069, South 70 degrees 43 minutes 36 seconds West, a distance of 140.41 feet to the first mentioned point and place of beginning. Containing 12,744 square feet or 0.29 acres of land.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

Being Parcel No. 09/96929.

## MONROE LEGAL REPORTER

Subject to restrictions and easements of record, if any.

As may be amended from time to time.

PIN 09733403136515

TITLE TO SAID PREMISES VESTED IN KYUNG S. KIM, by deed from TOLL PA IV, L.P., recorded Oct. 27, 2004 in Deed Book 2206, Page 251.

Being Known As: 1068 Pine Valley Way, Marshalls Creek, Middle Smithfield, Monroe County, PA 18335

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KYUNG KIM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1915 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 TRACT or parcel of land and premises, situate, lying and being in the Township of Jackson in the County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

BEING Unit 78 of Cluster 3 as shown on a plan entitled "Building Locations - Cluster 3, The Village at Camelback" prepared by Hillcrest Engineering Services, Inc., and dated July 17, 1978, depicting actual site location. The location of the building within which said Unit is contained being more fully described as follows:

BEGINNING at a point from which an iron pipe in line of lands of Camelback Ski Corporation (said iron pipe being of a bearing of North twenty-nine degrees thirty three minutes forty three seconds East seven hundred twenty five and eighty two one-hundredths feet distant from the southeasterly most corner of the tract from which this is a part) bears South seven degrees thirty two minutes fifty four seconds East two hundred fourteen and forty one-hundredths feet to a point; thence

by lands of Camelback Associates, Inc., North sixty six degrees fifty three minutes no seconds West seventy four and thirteen one-hundredths feet to a point; thence by the same South sixty six degrees fifty three minutes no seconds East seventy four and thirteen one-hundredths feet to a point; thence by the same South twenty three degrees seven minutes no seconds West thirty and thirteen one-hundredths feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Denis J. Carlson and Josephine M. Carlson, his wife, by Deed from Thomas Sabo and Betty Jane Sabo, his wife, and Richard R. Sabo and Lorraine E. Sabo, his wife, dated November 6, 1997 recorded on November 14, 1997 in the Monroe County Recorder of Deeds Office in Deed Book 2042, page 513.

PIN #08-6353-20-90-1591-U078

Tax Code/Parcel # 8/6A/3/36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DENIS J. CARLSON AND

JOSEPHINE M. CARSON, HIS WIFE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

FRANK J. BOLOCK, JR.,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1947 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

Lot Number 126, Section 11, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 53, and revised on Plat of Subdivision, Section 2,

## MONROE LEGAL REPORTER

Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, Elliott & Associates, Engineers-Planners, as recorded in Monroe County Plot Map 18, Page 17.

Being known and numbered as 126 Willbur West Bloom Boulevard, Bushkill, PA, 18324.

BEING THE SAME PREMISES which Paul A. Huggins, single by Deed dated July, 1, 2003 and recorded July 2, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2158, page 6656, granted and conveyed unto Cardigan Caines, his heirs and assigns.

TAX CODE: 09/4C/2/76

PIN NO: 09734404713527

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARDIGAN CAINES

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2009 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, designated as Unit E, on Building Site No. 19, Phase 2, of NorthSlope at Shawnee Mountain, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as those Unit and Building Site designations appear on a certain plat or plotting entitled "Phase No. 2, NorthSlope at Shawnee Mountain", as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Pages 354 and 355.

BEING THE SAME PREMISES WHICH Richard A. Lew, by Deed dated 11/4/2004 and recorded 11/22/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book

Volume 2208, Page 5686, granted and conveyed unto Rodney J. Arbona.

IMPROVEMENTS: Residential property.

TAX CODE NO. 9/8A/2/19-1E

PIN #09733304503856E1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RODNEY J. ARBONA  
THE UNITED STATES OF AMERICA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2131 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel of piece of land situate in the Township of Hamilton, County of Monroe, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit: BEGINNING at a point on the Easterly edge of a certain 50.00 foot wide road known as Hamilton Road, said point being the most Westerly corner of Lot 107 as shown on a certain map entitled "Final Plan, Section A, Country Pines" as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 60 Page 366; thence leaving Lot 107 and along the Easterly edge of said road North 26 degrees 10 minutes 16 seconds West 232.63 feet to a point of curvature; thence along the same on a curve to the right having a radius of 40.00 feet for an arc length of 64.64 feet to a point of compound curvature, said point being on the Southerly edge of a certain 33.00 foot wide road known as Smiley Lane (T-225); thence along the Southerly edge of Smiley on a curve to the right having a radius of 1475.00 feet for an arc length of 102.26 feet to a point of tangency; thence along the same North 70 degrees 23 minutes 50 seconds East 60.00 feet to a point, said point being the most Northwesterly

## MONROE LEGAL REPORTER

corner of Lot 109; thence leaving said road and along Lot 109, South 19 degrees 36 minutes 10 seconds East 259.26 feet to a point, said point being on the line of the aforementioned Lot 107; thence leaving Lot 109 and along Lot 107, South 63 degrees 49 minutes 44 seconds West 173.67 feet to the place of BEGINNING.

CONTAINING a total of 50,224.680 square feet or 1.159 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING Lot 108 as shown on the aforementioned map.

TOGETHER with all rights, privileges, and easements and subject to the covenants, restrictions and reservations contained in prior documents in the chain of title to said premises.

TITLE TO SAID PREMISES VESTED IN Robert B. Kramer and Alexandra Kramer, h/w, as tenants by the entireties, by Deed from Stephen r. Lukas and Alexis Lukas, h/w, dated 03/17/2006, recorded 03/20/2006 in Book 2261, Page 2464.

TAX CODE: 07/116421

TAX PIN: 07626900858448

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT B. KRAMER  
ALEXANDRA KRAMER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2322 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF SMITHFIELD, MONROE COUNTY, PENNSYLVANIA

BEING KNOWN AS: 58 Whispering Hills Drive a/k/a Lots 22 & 23, Block B, East Stroudsburg, PA 18301  
PARCEL NUMBER: 16/6C/1/118  
IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DARREN W. WILLIAMS

DALE E. WILLIAMS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2387 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN message and lot or piece of land situate in the Borough of East Stroudsburg (formerly Smithfield Township), County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the public road leading from East Stroudsburg to Franklin Hill, from which the northeasterly corner of land of Paul George bears south sixty-seven degrees fifty-two minutes west distant seventy-five feet; thence in and along said public road north sixty-seven degrees fifty-two minutes east seventy five feet to a corner; thence by lands intended to be conveyed to Millard Dunlap south thirty-two degrees forty-five minutes east (at 21.15 feet passing an iron pipe driven in the ground on the southerly side of said public road) two hundred fifty feet to an iron pipe; thence by lands of Amandus Dunlap, of which this lot was formerly a part, south sixty seven degrees fifty two minutes west seventy-five feet to an iron pipe; thence by the same north thirty-two degrees forty-five feet to an iron pipe; thence by the same north thirty-two degrees forty-five minutes west (at 229.36 feet passing an iron pipe driven in the ground on the southerly side of said public road) two hundred fifty feet to the place of BEGINNING.

CONTAINING forty-two one-hundredths (0.42) of an acre, more or less.



## MONROE LEGAL REPORTER

BEING KNOWN AND NUMBERED AS 5668 FRANKLIN HILL ROAD, EAST STROUDSBURG, PA 18301-9253.

BEING THE SAME PREMISES WHICH William Schaefer and Jessie Ann Schaefer, husband and wife, BY DEED DATED AUGUST 17, 2006 AND RECORDED AUGUST 18, 2006 IN AND FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2277, PAGE 9716, GRANTED AND CONVEYED UNTO GINA GERVASI.

TAX CODE: 05-6/3/5/4

PIN NO. 05731105180010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GINA GERVASI

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 LEVY MARIN, Esquire  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2635 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot being No. twenty-eight (28), Unit 3 on a map of Section 3, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 10, Page 37, in the Monroe County Recorder's Office.

BEING known and numbered as 5 Alpine Court, Pocono Pines, PA, 18350.

BEING THE SAME PREMISES WHICH Joseph T. Murphy, Jr. and Kathleen T. Murphy, tenants by the entireties, one-half share, and as tenants in common with Michael P. McKeown and Margaret T. McKeown, tenants by the entireties, one-half share by deed dated December 8, 2003 and recorded December 24, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2177, Page 7975, granted and conveyed unto Joseph Castellano and Lori Castellano, husband and wife.

TAX CODE: 19/5C/1/38

PIN NO: 19632516945263

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH CASTELLANO  
LORI CASTELLANO

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2650 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 36 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.

Being known and numbered as 604 Sierra Trail a/k/a 604 Sierra Trails, East Stroudsburg, PA 18302.

BEING THE SAME PREMISES WHICH Jason D. Puleio and Michelle L. Piranio, by deed dated January 28, 2011 and recorded February 3, 2011 in and for Monroe County, Pennsylvania, in Deed Book Volume 2382, Page 6249, granted and conveyed unto Lauren Babcock.

TAX CODE: 09/18B/1/31

PIN NO: 09730504717008

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAUREN BABCOCK

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

## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2810 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot of land situate in Township of Middle Smithfield, Monroe County, Pennsylvania:  
Being Known As 4 Forest Drive, East Stroudsburg, PA 18301

**PARCEL NUMBER: 09/98174**  
**IMPROVEMENTS: Residential Property**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE

OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3015 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 land situate in Township of Coolbaugh, Monroe County, Pennsylvania:  
Being Known As 5665 Pembroke Drive, Tobyhanna, PA 18466

**Parcel Number: 3/9A/1/66**

**Improvements: Residential Property**  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ARIETTE GARCIA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3027 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**TRACT ONE:**

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

Beginning at a point on the easterly end of a cul-de-sac on Sunny Lane, said point being the southwesterly corner of Lot No. 205, as shown on map entitled "Section A, Rossland Lake, 6 May

## MONROE LEGAL REPORTER

1966"; thence along Lot No. 205 as shown on said Map (a radial line to the hereinafter described curve), North 79°7'30" East one hundred forty-six and eighty-seven one hundredths (146.67) feet to a point thence along lands of Salvatore Campancello as shown on said map, South 27°1'40" East two hundred sixty-one and eighty-nine one hundredths (261.89) feet to a point thence by the same as shown on said map, South 57°28'20" West one hundred eighteen and sixty-nine one hundredths (116.69) feet to a point; thence along Lot No. 207 as shown on said map a radial line to the hereinafter described curve, North 40°42'50" West two hundred eighty and forty-eight one hundredths (280.48) feet to a point; thence along the easterly line of said cul-de-sac as shown on said map, on a curve to the left having a radius of sixty (60.00) feet an arc length of sixty-three (63.00) feet to the place of beginning.

Commonly know as Parcel No. 15/3A/1/10

### TRACT TWO:

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

Beginning at a point on the southerly line of Sunny Lane, said point being the most westerly corner of Lot No. 206 as shown on map entitled "Section A, Roseland Lake, 6 May 1966"; thence along Lot No. 206 as shown on said map (a radial line to the hereinafter described curve) South 40°42'50" East two hundred eighty and forty-eight hundredths (208.48) feet to a point; thence along lands of Salvatore Campancello as shown on said map South 57°28'20" West two hundred thirty-six and six hundredths (236.06) feet to a point; thence along Lot No. 210 as shown on said map, North 31°12'10" West one hundred sixty-one and two hundredths (161.02) feet to a point; thence along Lot No. 208 as shown on said map (a radial line to the hereinafter described curve) North 13°43'00" East one hundred ninety-four and fifty-six hundredths (194.56) feet to a point; thence along the southerly line of Sunny Lane as shown on said map on a curve to the left having a radius of sixty and no one hundredths (60.00) feet to an arc length of fifty-seven and no one hundredths (57.00) feet to the place of beginning. Commonly know as Parcel No. 15/3A/1/9

### TRACT THREE:

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

Beginning at a point on the southerly line of Sunny Lane, said point being the northwesterly corner of Lot No. 207 as shown on map entitled "Section A, Roseland Lake, 6 May 1966"; thence along Lot No. 207 as shown on said map (radial line to the second hereinafter described curve) South 13°43'00" West 194.56 feet to a point; thence along Lot No. 210 as shown on said map, South 58°43'00" West 50.00 feet to a point; thence along Lot No. 209 as shown on said map, North 31°17'00" West 200.00 feet to a point; thence along the southerly line of Sunny Lane, as shown on said map, North 58°43'00" East 166.86 feet to a point on curvature; thence by the same as shown on said map, on a curve to the right having a radius of 60.00 feet to an arc length of 73.86 feet to a point of reverse curvature; thence by the same on a curve to the left having a radius of 60.00 feet an arc length of 26.73 feet to the place of beginning.

Commonly known as Parcel No. 15/3A/1/8  
Being Known As: 207 Sunny Lane, Saylorsburg, PA 18353

TAX CODE: 15/3A/1/10, 15/3A/1/8, 15/3A/1/9  
PIN NO.:15626703213799, 15626703211618, 15626703212682

TITLE TO SAID PREMISES IS VESTED IN Sandra Alvizo Keck and Joseph P. Keck, Sr., wife and

husband by deed from Sandra Alvizo Keck and Joseph P. Keck, Sr., dated 11/24/2004 recorded 12/10/2004 in Deed Book 2210 Page 2872.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P. KECK, SR., DECEASED SANDRA ALVIZO KECK

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3033 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THOSE TWO CERTAIN tracts, pieces or parcels of land situate in the Township of Jackson, County of Monroe, and Commonwealth of Pennsylvania, to wit:

No. 1: BEGINNING at a large hickory tree, said tree being the southwest corner of lot of Etta Miller; thence by the said lot, North fifteen degrees fifty minutes East one hundred fifteen feet to an iron in the public road leading from Appenzell to Camp Akiba; thence in and along the middle of the said public road, North sixty-eight degrees thirty-six minutes West ninety-nine feet to an iron in the middle of the said road; thence by the land of the Grantors, of which this was formerly a part, South thirteen degrees twenty-four minutes West one hundred fifty-two and six-tenths feet to a large red oak tree; thence North eighty-eight degrees forty-five minutes East ninety-seven feet to the place of BEGINNING. CONTAINING 0.292 Acre, more or less.

No. 2: BEGINNING at an oak tree, said tree being the southwest corner of lot of Ralph and Alice

## MONROE LEGAL REPORTER

Soule; thence by the Soule lot, North thirteen degrees twenty-four minutes East one hundred fifty-two and six-tenths feet to an iron in the middle of the public road leading from Appenzell to Camp Akiba; thence in and along the middle of the said road, North sixty-eight degrees one minute West one hundred feet to an iron in the middle of the said road; thence by land of the parties of the first part, of which this was formerly a part, South eleven degrees forty-six minutes West two hundred seven and eight-tenths feet to an iron in the line of the King Property; thence by the said King property, North eighty-one degrees seventeen minutes East one hundred feet to the place of BEGINNING.

CONTAINING 0.39 Acre more or less.  
TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Anoth J. Petrone and Elizabeth Petrone, h/w, by Deed from Marc C. Shanley and Valerie Shanley, h/w, dated 08/31/2004, recorded 09/03/2004 in Book 2201, Page 1994.

Parcel #1  
TAX CODE: 08/9/17  
TAX PIN: 08635000877000

Parcel #2  
TAX CODE: 08/9/18  
TAX PIN: 08635000876010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY J. PETRONE  
ELIZABETH PETRONE

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3053 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

BEING Lot No. 39 as shown on a map entitled 'Final Plan, Stamford Heights', drawn by George Collura, bearing date of May 12, 1987, revised July 8, 1987, and recorded October 14, 1987 in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 59, at page 347; said map being revised by a map entitled 'Revised Final Plan, Stamford Heights' drawn by Packer Associates, Inc. bearing date of December 8, 1987 and recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 60, at page 11.

UNDER AND SUBJECT TO restrictions, covenants, conditions, etc., of record in Monroe County Courthouse which appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Roger Anderson from Oscar Artiles, Jr. and Joann Miceli-Artiles, Husband and Wife, by Warranty Deed, dated 05/15/2009 and recorded 06/16/2009 in Book 2354 Page 9425 Instrument #200914449.

TAX CODE: 02/8/166-42  
TAX PIN: 02624802990995

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROGER H. ANDERSON

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3146 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1149 as shown on a plan entitled,

## MONROE LEGAL REPORTER

"Final Land Development Plan, Country Club of the Poconos, Phase III, Section 4 and 8" dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, Pa. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, more particularly described as follows:

Beginning at a common corner of Lots No. 1148 and No. 1149 on the northerly side of Doral Court (50 feet R.O.W.); thence

1. Along the northerly side, passing along an arc of a circle curving to the right, having a radius of 1,299.00 feet, an arc distance of 92.36 feet to a corner of Lot No. 1150; thence
2. Along Lot No. 1150, North 66 degrees 59 minutes 36 seconds West, a distance of 137.00 feet to a corner on line of Lot No. 1128; thence
3. Along Lots No. 1128 and No. 1129, passing along an arc of a circle curving to the left, having a radius of 1,162.00 feet, an arc distance of 81.94 feet to a corner of Lot No. 1148; thence
4. Along Lot No. 1148, South 71 degrees 21 minutes 16 seconds East, a distance of 137.00 feet to the first mentioned point and place of beginning. Containing 11,922 square feet or 0.27 acres of land.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

Subject to restrictions, covenants and/or easements record, if any.

As may be amended from time to time.

TITLE TO SAID PREMISES VESTED IN Craig Schenck and Anna Schenck, h/w, by Deed from Toll PA.IV.LP., dated 10/06/2006, recorded 10/12/2006 in Book 2284, Page 1190.

TAX CODE: 09/89249

TAX PIN: 09733403235582

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CRAIG SCHENCK  
ANNA SCHENCK

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

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

Pennsylvania to 3215 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

BEING Lot No. 20 as shown on the original plan of lots known as Pocono Outpost, dated May 30, 1979 and prepared by Edward C. Hess Associates, Stroudsburg, Pennsylvania and recorded in the Office for the Recording of Deeds in and for Monroe County in Plot Book 42, Page 85.

TAX PARCEL NUMBER 177A/1/10

PIN NUMBER 01639702963539

BEING commonly known and numbered as 219 Seneca Lane, Canadensis, PA 18325.

BEING the same premises which Raju Sundaran and Aswathi Sundaran, husband and wife, by Deed dated February 28, 2006 and recorded March 14, 2006 in the Office of the Recorder of Deed in and for the County of Monroe in Record Book 2260, Page 7033, granted and conveyed unto Ricardo Snape.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICARDO J. SNAPE

AND

THE UNITED STATES OF AMERICA

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAMELA L. BRICKNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 321 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

## MONROE LEGAL REPORTER

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

**ALL THAT CERTAIN LOT OR LOTS, PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA, BEING LOT OR LOTS NO. 75 SECTION F, AS IS MORE PARTICULARLY SET FORTH ON THE PLOT MAP OF CRANBERRY HILL CORPORATION, PENN ESTATES, AS SAME IS DULY RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., STROUDSBURG, MONROE COUNTY, PENNSYLVANIA IN PLOT BOOK VOL. 33 PAGES(2) 101, 103.**

**BEING KNOWN AS:** 497 Penn Estates a/k/a Lot 75, Section F, Penn Estates, East Stroudsburg, PA 18301  
**TAX CODE:** 17/15F/1/75  
**PIN NO.:** 17638204915915

**TITLE TO SAID PREMISES IS VESTED IN** Jose Eladio Soto and Ramona Soto, his wife **BY DEED FROM** Cranberry Hill Corporation **DATED** 11/01/1986 **RECORDED** 03/30/1987 **IN DEED BOOK** 1545 **PAGE** 384.

**HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.**

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

**JOSE SOTO A/K/A  
JOSE ELADIO SOTO  
RAMONA SOTO**

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

**Todd A. Martin** Sheriff of Monroe County  
Pennsylvania  
**KATHERINE E. KNOWLTON,**  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3349 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:**

**THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot of land situate in Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. D-19 as shown on Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor and recorded in the Office for the Recording of Deeds & c., in and for the County of Monroe, Pennsylvania in Plot Book 13, Page 3.**

**UNDER AND SUBJECT to the covenants and restrictions recorded in previous deeds.**

**TITLE TO SAID PREMISES VESTED IN** Grzegorz Słomianny and Agnieszka Słomianny, husband and wife from Felice Lombardi and Patricia

Lombardi, husband and wife, by Special Warranty Deed, dated 06/04/2004 and recorded 06/09/2004 in Book 2192 Page 6963 Instrument #200425723  
**TAX CODE:** 12/3A/1/115  
**PIN NUMBER** 12638201194351

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

AGNIESZKA SLOMIANNY

GRZEGORZ SLOMIANNY

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

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

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

**Todd A. Martin**  
Sheriff of Monroe County  
Pennsylvania  
**MEREDITH WOOTERS,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3383 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, MARCH 27, 2014  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

**ALL THOSE CERTAIN parcels situate lying and being in the Township of Tobyhanna, County of Monroe, and State of Pennsylvania, bounded and described as follows to wit:**

**Parcel 1 - BEGINNING at a corner in the middle of the Public road leading from Pocono Lake to Wagners, and being also corner to a lot sold to Roland Hayes, thence along the middle of said Public road, South eighty nine degrees West, seventy five feet to the original corner of the whole tract, and also corner to lands of the Stauffer Estate, thence by said Estate, North two degrees West, two hundred and fifty feet to a stake, thence still by said Stauffer Estate, North eighty-nine degrees East seventy five feet to a stake corner to lands now or formerly of Roland Hayes, thence by said Hayes Lot, south Two degrees East two hundred and fifty feet to the place of beginning.**

**Parcel 2 - BEGINNING at a stake in the middle of the State Road leading from Pocono Lake to Blakeslee and being also the southwesterly corner of the tract of land conveyed by Issac Stauffer to Frances E. Shafer by deed dated 7/16/13 and**

## MONROE LEGAL REPORTER

recorded in the office for the Recording of Deeds, etc., at Stroudsburg, in and for Monroe County, in Deed Book Volume 73, page 499; thence along the middle of said road south eighty-eight degrees West one hundred feet to a stake in the middle of said road; thence by other lands of the grantor North two degrees West two hundred fifty feet to a stake; thence still by the same north eighty-eight degrees East one hundred feet to a stake, being also the northwesterly corner of the aforesaid lot conveyed to Frances E. Shafer; thence along the westerly boundary of said lot South two degrees East two hundred fifty feet to the Place of Beginning. Being part of the George Bullock Warrantee.

UNDER AND SUBJECT to the express condition set forth in the Deed from Alice P. Herrick to Edna W. Shafer, dated 9/8/32 and recorded 3/7/34 in Monroe County Deed Book 119, page 525.

Parcel 3 - BEGINNING at a corner in the middle of the public road leading from Pocono Lake to Blakeslee and being a corner of lands which Alice P. Herrick by her deed dated September 8, 1932 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA in and for the County of Monroe in Deed Book 119, page 525, granted and conveyed unto Edna W. Shaffer; thence along the middle of said public road (Bearings from a former meridian) South 88 degrees West 150 feet to a corner; thence leaving said public road and by other lands of Alice P. Herrick Estate, of which this tract was formerly a part, North 2 degrees West 250 feet to a corner; thence by the same North 88 degrees East 150 feet to a corner of lands of said Edna W. Shaffer; thence by lands of said Edna W. Shaffer south 2 degrees East 250 feet to the place of Beginning. Containing .86 of an acre, more or less.

TITLE TO SAID PREMISES VESTED IN Paul B. Vuono, a married man, by Deed from Theresa Vuono, dated 09/16/2003, recorded 09/30/2003 in Book 2169, Page 385.

TAX CODE: 19/9/2/52

TAX PIN: 19632503123001

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAUL B. VUONO

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

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

Pleas of Monroe County, Commonwealth of Pennsylvania to 3526 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014

AT 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 marked and designated as Lot No. 89, Section 2, as more particularly and at large depicted on a certain map entitled "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania", made by Elliott and Associates and recorded in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 18, Page 17.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PARCEL NO. 09/4C/2/3

PIN 09734404612152

Title to said premises is vested in Jose M. Pino and Ana L. Pino, husband and wife, by deed from Dominic C. Goncalves dated May 24, 2005 and recorded May 26, 2005 in Deed Book 2226, Page 7636.

Being Known As: 89 Pine Ridge Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE M. PINO AND ANA L. PINO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3606 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, MARCH 27, 2014

AT 10:00 A.M.

## MONROE LEGAL REPORTER

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, Hereditaments and Appurtenances, Situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot Number #244. Phase II, Section 5, 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 in Monroe County in Plot Book Volume 69 page 27. BEING Part of the same premises which Big Ridge Developers, L.P., by its General Partner Primrose Management, L.L.C. by Indenture dated August 27, 2003 and recorded in the Recorder of Deeds, in and for the County of Monroe, aforesaid, in Record Book 2166 page 7913 &c., granted and conveyed unto C & M Homes at CCP, L.P., a Pennsylvania Limited Partnership, in fee.

UNDER AND SUBJECT to a certain Declaration of Covenants and Restrictions dated 9/1/1989 and recorded in the Office of the Recorder of Deeds in Monroe County in Deed Book 1708 page 1524 &c. BEING THE SAME PREMISES which C&H Homes, by deed dated 05/24/2004 and recorded 06/15/2004 in Book 2193 Page 1420 conveyed to Ann-Marie B. Van Dunk.

Pin #: 09-7323-02-87-7016

Tax Code #: 9/90232

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

ANN-MARIE B. VAN DUNK

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOSHUA I GOLDMAN,  
Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3739 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, MARCH 27, 2014  
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 CERTAIN lot or piece of land, situate in the Township of Barrett, County of Monroe and State of Pennsylvania, Being Lot No. 306 on Plotting No. 8 of Plan of Lots of the Buck Hill Falls Company, recorded in the aforesaid office in Plot Book Vol. 1, page 105 and bounded and described as follows:

NO. 1 - BEGINNING at an iron marker set at the Northwest side of Lenape Lane, thence North 4 degrees 15 minutes East 159 feet 7 inches along

Lots Nos. 305 and 141 to an iron marker set at the South side of Laurel Lane; thence South 86 degrees 25 minutes East 140 feet 6 inches to an iron marker; thence South 48 degrees 20 minutes East 3 ft. 10 inches to an iron marker set at the Northwest side of Lenape Lane; thence South 46 degrees 15 minutes West 214 ft. to the place of Beginning.

NO. 2 - BEGINNING at a point on the Northwesterly side of Lenape Lane, a common corner of Lot No. 305 and Lot No. 306, Plotting No. 8 of Plan of lots of Buck Hill Falls Company recorded in the Recorders Office at Stroudsburg, PA, in Plot Book 1-A., Page 105; thence along the Northwesterly side of Lenape Lane South 46 degrees 15 minutes West 62.25 feet to a point; thence through said lot No. 305 and by land of Russell Mount North 86 degrees 9 minutes West 108.74 feet to a point; thence along the Easterly side of Huckleberry Lane North 4 degrees 15 minutes East 104.83 feet to a point, a common corner of Lot No. 305 of said Plotting No. 8 and Lot No. 141, Plotting No. 2 of lots of Buck Hill Falls Company filed to said Recorders Office in Plot Book 1-A page 23; thence by said Lot No. 141 and by lands of G. Lupton Bromell, Jr., and lands of Richard Post South 85 degrees 45 minutes East 150 feet to a point in line of said Lot No. 306; thence by said Lot No. 306 and by lands of Richard Post south 4 degrees 15 minutes West 58 feet to the place of beginning.

BEING part of Lot No. 305 Plotting No. 8 of plan of lots of Buck Hill Falls Company.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH F. REAGAN, JR.

DEBORAH A. REAGAN

HUSBAND AND WIFE

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ELIZABETH C. EARLY,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3787 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF**



## MONROE LEGAL REPORTER

**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 Chestnuthill, County of Monroe and State of Pennsylvania, being Unit Number 32, Country Glen Townhouses, as recorded in Plot Book Volume 57, page 251.

**UNDER AND SUBJECT** to any and all reservations, restrictions, conditions, etc., that are contained in chain of title.

PARCEL NO. 02/92425/u32  
PIN NO. 02623800875361U32

**TITLE TO SAID PREMISES IS VESTED** IN Loretta Zampello by deed from Walter T. Wirshup, by his agent Jeffrey Hallenbeck, dated August 30, 2005 and recorded September 2, 2005 in Deed Book 2238, Page 5712.

Being Known As: 32 Country Glen Drive, Effort, Chestnuthill, Monroe County, PA 18330  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

LORETTA ZAMPELLO CONWAY

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3824 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

Beginning at an iron pipe on the Northerly R.O.W. line of Mountain View Drive as shown on map entitled 'Subdivision of Lands of George and Hilda Dennis'; thence along the Northerly R.O.W. line of Mountain View Drive North 42 degrees 31 minutes west 85.00 feet to an iron pipe; thence along Lot #30 North 47 degrees 29 minutes East

150.00 feet to an iron pipe; thence along land, now or late, of George Brands South 42 degrees 31 minutes East 237.28 feet to an iron pipe; thence along Lot #28 North 87 degrees 04 minutes 30 seconds West 213.79 feet to the place of Beginning. Being Lot #29 as shown on said map. Under and subject to all restrictions, covenants and conditions as set forth in the chain of title.

**UNDER AND SUBJECT** to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

**UNDER AND SUBJECT** as aforesaid.

**TITLE TO SAID PREMISES VESTED** IN Edward A. Strelko, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, a corporation Organized under an Act of Congress and Existing pursuant to the Federal National Mortgage Association Charter Act, dated 07/27/2004, recorded 08/02/2004 in Book 2197, Page 9180.

TAX CODE: 17/14A/1/16  
TAX PIN: 17639103311747

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** EDWARD A. STRELKO

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3859 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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. 42, Revised Final Plan, Map of Old McMichael Estates, recorded in Plot Book Volume 62, page 23, original recording June 17, 1989, in Plot Book Volume 61, page 208, bounded and described as follows, to wit:

**BEGINNING** at an iron on the Southerly side of Lemon Drive, being also a corner of Lot No. 41, Old McMichael Estates, thence along the

## MONROE LEGAL REPORTER

Southerly side of Lemond Drive for the following two courses and distances:

(1.) On a curve to the left having a radius of 800.00 feet and an arc length of 67.55 feet to an iron;  
(2.) On a curve to the left having a radius of 375.00 feet and an arc length of 78.99 feet to an iron, a corner of Lot No. 43, Old McMichael Estates, thence along Lot No. 43, South 00 degree 05 minutes 50 seconds West for 161.18 feet to an iron, a corner of Lot No. 44, Old McMichael Estates, thence along Lot No. 44 and 45, South 56 degrees 44 minutes 08 seconds West for 300.00 feet to an iron, a corner of Lot No. 41, Old McMichael Estates, thence along Lot No. 41, North 17 degrees 00 minute 11 seconds East for 367.20 feet to the place of BEGINNING. CONTAINING 1.062 Acres more or less.

UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservation and Conditions as recorded in Deed Book Volume 1689, page 1249 and Deed Book 1871, page 1704.

TITLE TO SAID PREMISES VESTED IN Jeanne Barrett from R.H.F.G.C. Inc., by Deed recorded 01/02/1998 in Book 2043 Page 6918.

TAX CODE: 02/86512

TAX PIN: 02634000433341

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEANNE BARRETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3863 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 19, Section B-1, as is more particularly set forth on a Plan entitled 'Final Plan, Subdivision Plan, Penn Estates,

Section B-1' as prepared by Elam and Popoff, P.A., dated October 19, 1991 and revised August 10, 1992. Said Plan being duly recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plat Book No. 65, at Page 27 and as re-recorded in Plat Book 65, at page 64.

UNDER AND SUBJECT to the Penn Estates Protective Covenants and Restrictions, recorded March 21, 1989 in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Record Book Vol. 1672, page 238.

Cranberry Hill Corporation joins in the execution of this deed to indicate that it has received notice of the proposed sale and of the terms and conditions hereof and to waive the right to purchase said lot in accordance with paragraph 31 of the Covenants and Restrictions as set forth in the above recited deed. Said Right of First Refusal shall continue, nevertheless, in favor of Cranberry Hill Corporation, its successors and assigns, in the event of subsequent conveyances of the premises.

TITLE TO SAID PREMISES VESTED IN Jean Claude Dorcelus, by Deed from Robert A. Pasquin, dated 06/01/2000, recorded 06/09/2000 in Book 2079, Page 8270.

TAX CODE: 17/89224

TAX PIN: 17639303205558

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEAN C. DORCELUS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3874 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot being No. Sixty-Five on Map of Section 5, Timber Trails, Coolbaugh

## MONROE LEGAL REPORTER

Township, Monroe County, Pennsylvania, and recorded in Plot Book 26 Page 23, in the Monroe County Recorder's Office.

BEING known as Tax Code No. 3/15A/2/8.

BEING known as Parcel Identification No. 03/6335/01/29/1901.

BEING the same premises which James R. Wister and Janice F. Wister, husband and wife, by deed dates November 10, 1999 and recorded November 23, 1999 in Monroe County in Deed Book Volume 2072, page 1477, granted and conveyed unto John F. Currie and Teresa M. Currie, husband and wife, as tenants by the entireties.

TITLE TO SAID PREMISES IS VESTED IN John D'Angelo and Brian P. McCafferty, both unmarried men by Deed from John F. Currie and Teresa M. Currie, husband and wife, dated May 6, 2005 and recorded September 23, 2005 in Deed Book 2241 Page 485.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN D'ANGELO AND BRIAN P. MCCAFFERTY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EVERETT K. SHEINTOCH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3943 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, MARCH 27, 2014  
AT 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, pared or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 86, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same ill duly recorded in the Office of the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32 Page(s) 115, 117, 119, 121.

**BEING THE SAME PREMISES** which Salvatore J. Dabbene and Sara Dabbene, husband and wife, by deed dated 07/02/1999 and recorded

07/07/1999 in Book 2066 Page 1292 conveyed to Joseph Nargentino.

Pin #: 17-6392-01-08-6082

Tax Code #: 17/15C/1/212

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH NARGENTINO 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  
ANDREW GORNALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3986 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Commonwealth of Pennsylvania as shown on the survey and original plat of Monroe Lake Shores, made by Frederick A. Conrad, Certified Land Surveyor, to wit: Tract #8, Unit 8, Block 9, Lots 4,5,6, and 7.

**THE ABOVE PARCELS** 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 by law.

**TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO,** easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, them or any of them, have expired by limitations of for any other reason whatsoever.

TITLE TO SAID PREMISES VESTED IN Peter J. Miller and Debra L. Miller, h/w, by Deed from Jennie A. Hovencamp, widow, dated 01/31/2000, recorded 02/16/2000 in Book 2075, Page 2510.

TAX CODE: 09/14D/8-9/6

TAX PIN: 09732503238803

## MONROE LEGAL REPORTER

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBRA L. MILLER  
PETER J. MILLER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3992 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, MARCH 27, 2014  
AT 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, more particularly described herein:

Being Lot 593, Section G as shown on the map of A Pocono Country Place on file in the Recorder's Office at the Courthouse, Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 11, 17 & 19.

**BEING THE SAME PREMISES** which Jose Araujo and Lillia Araujo, husband and wife, by deed dated 01/05/2005 and recorded 01/19/2005 in Book 2213 Page 8715 conveyed to Ricardo A. Araujo.

Pin #: 03-6358-13-24-0571  
Tax Code #: 3/8D/1/94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICARDO A. ARAUJO  
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  
ANDREW GORNALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4016 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 southeasterly line of Mtn. Laurel Drive, being a common corner of Lot No. 31 and Lot No. 32 as shown on a plan titled Final Plan, Subdivision of Maple Spring Acres, Sheet 3 of 3, dated December 1, 1994, and recorded June 16, 1995, in Plot Book Vol. 67, page 89; thence along said southeasterly line of Mtn. Laurel Drive on a curve to the right having a radius of 500.00 feet for an arc length of 316.58 feet (chord bearing and distance being North 61 degrees 19 minutes 23 seconds East 311.32 feet) to an iron pin; thence by Lot No. 33 South 10 degrees 32 minutes 18 seconds East 130.00 feet to an iron pin; thence by Lot No. 34 South 30 degrees 46 minutes 10 seconds West 224.17 feet to an iron pin; thence by the aforementioned Lot No. 31 North 46 degrees 48 minutes 56 seconds West 249.91 feet to the place of **BEGINNING**. **CONTAINING** 1.189 acres of land and being Lot No. 32 as shown on the above described plan.

**CONTAINING** 1.189 acres of land and being Lot No. 32 as shown on the above described plan. **UNDER AND SUBJECT** to covenants, conditions and restrictions appearing in the chain of title.

**TITLE TO SAID PREMISES VESTED** IN Gary H. Mattaur and Erika Hoffer-Mattaur from Gary H. Mattaur by Special Warranty Deed, dated 07/15/2003 and recorded 07/16/2003 in Book 2160 Page 255 Instrument # 200333887.

TAX CODE: 13/89673  
TAX PIN: 13622900606600

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GARY H. MATTAUR  
ERIKA HOFLE-MATTAUR

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4035 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 situated in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 156, Section Four, as shown on "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, made by "VEP Associates, Inc." and recorded in Monroe County, Pennsylvania in Plot Book No. 33, Page 37.

**BEING THE SAME PREMISES** which Alberto Guzman, by deed dated 03/22/2006 and recorded 03/24/2006 in Book 2261 Page 8818 conveyed to Albert J. Guzman.

Pin #: 02633002888892  
Tax Code #: 02/14E/1/57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALBERT J. GUZMAN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4065 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, MARCH 27, 2014  
AT 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 #5313, Section 5 of Pocono Farms East as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 23.

Together with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as or record.

**TITLE TO SAID PREMISES VESTED IN** Carlos Quezada, by Deed from Brian A.D. Smith and Rachel Gunderson-Smith, h/w, dated 06/20/2006, recorded 06/27/2006 in Book 2272, Page 3319.

TAX CODE: 03/4D/1/25  
TAX PIN: 03636601391688

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLOS QUEZADA

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4112 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

# MONROE LEGAL REPORTER

County Courthouse, Stroudsburg, Monroe  
County, Pennsylvania on:  
THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** tract, piece or parcel of land situated in the Township of Chestnut Hill, County of Monroe and State of Pennsylvania, being Lot No. 44, as shown on a map entitled Final Plan map of Winter Hill Terrace, Section Four, as recorded in Plot Book Volume 67, Page 195, bounded and described as follows, to wit:

**BEGINNING** at an iron on the northerly side of Hill Road being a corner of Lot No. 40, Winter Hill Terrace, Section Three, recorded in Plot Book Volume 64, Page 235, Thence along Lot No. 40, North 24 degrees 42 minutes 06 seconds East (Magnetic Meridian) for 225.00 feet to an iron in line of lands of Josephine Gould, thence along lands of Josephine Gould, South 70 degrees 52 minutes 18 seconds East for 187.89 feet to a found iron a corner of Lot No. 46, Winter Hill Terrace, Section Four, thence along Lot No. 46, South 24 degrees 42 minutes 06 seconds West for 240.25 feet to an iron in the northerly side of Hill Road, thence along the Northerly side of Hill Road, North 65 degrees 17 minutes 54 seconds West for 187.00 feet to the place of **BEGINNING**.  
**TITLE TO SAID PREMISES VESTED IN** Florencio D. Luna and Odalis Luna, by Deed from Betty Lou Gargone, dated 05/12/2006, recorded 05/26/2006 in Book 2268, Page 9702.  
**TAX CODE:** 02/89771  
**TAX PIN:** 02623900421055

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** FLORENCIO D. LUNA  
ODALIS LUNA

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 418 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 tract of land, situate in the Township of Jackson, County of Monroe, State of Pennsylvania, described as follows:

**BEING** Lot No. 3 as shown on a map entitled "Final Plan Minor Subdivision Esther P. Smith," recorded June 11, 1999, in the Recorder of Deeds Office in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book 71, Page 149.

**ALSO BEING** the same premises conveyed to Cindy L. Smith by Deed of Jonathan Koszalka and Linda Woerner, dated July 14, 2006, and recorded in the Office of the Recorder of Deeds in and for Monroe County in Record Book 2274, at page 6136.

The Tax Parcel Number for the above-described parcel is 8/92804.

**PREMISES** improved with a single family dwelling more commonly known as 2142 Mountain Road, Reeders, Jackson Township, Monroe County, Pennsylvania.

**UNDER and SUBJECT** to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

**TOGETHER** with all buildings and improvements thereon.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

**SEIZED AND TAKEN INTO EXECUTION** at the suit of Fairway Consumer Discount Company against Cindy L. Smith, and will be sold by: Todd A. Martin, Sheriff of Monroe County

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** CINDY L. SMITH

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID E. SCHWAGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
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 433 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, piece or parcel of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, more particularly described as beginning at an iron on the Westerly line of Forest Road, said iron being the most Easterly corner of Lot No. 401 as shown on map entitled "Section B. Wagner Forest Park, revised April 21, 1969", recorded in the office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania, in Map Book Volume 12, Page 69; Thence along Lot No. 401, North 66 degrees 59 minutes 40 seconds West 218.85 feet to an iron, said iron being the most Southerly corner of Lot No. 302 as shown on said map; Thence along lot 302 (a radial line to the hereinafter described curve) North 22 degrees 40 minutes 40 seconds East 399.98 feet to an iron on the Southerly line of State Highway Route 940, Legislative Route 169; Thence along the Southerly line of said Sate Highway Route 940, Legislative Route 169 in an Easterly Direction on a curve to the right having a radius of 1597.28 feet an arc length of 9.14 feet to a point of tangency; thence along the same, South 66 degrees 59 minutes 40 seconds East 212.00 feet to an iron, the point of intersection of the southerly line of said State Highway Route 940, Legislative Route 169 with the Westerly line of Forest Road; Thence along the Westerly line of Forest Road, South 23 degrees 00 minutes 20 seconds West 400.00 feet to the place of beginning.

CONTAINING 2.02 Acres, more or less.

BEING LOT NO. 301 AS SHOWN ON SAID MAP.

THIS CONVEYANCE is made together with the rights and privileges and under and subject to the covenants, conditions, and restrictions set forth in the Chain of Title.

PARCEL NUMBER 19/12D/1/46

PIN NUMBER 19630502956503

Title to said premises is vested in Damiano F. Corrente and Frances Corrente by deed from COSIMO CORRENTE AND CARMELA CORRENTE, HIS WIFE, dated September 30, 1987 and recorded October 7, 1987 in Deed Book 1582, Page 150.

Being Know As: 301 Forest Drive, Pocono Lake, Tobyhanna, Monroe County, PA 18350

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

DAMIANO F. CORRENTE

FRANCES CORRENTE

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By 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 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** parcel of land situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5849, Section P, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania in Plot Book No. 15, Page 61.

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.

**TITLE TO SAID PREMISES VESTED IN** Paul Bowen Prestwich and Melanie Lynn Prestwich, h/w, by Deed from Jeffrey E. Edwards and Robin A. Edwards, h/w, dated 11/29/2005, recorded 12/02/2005 in Book 2250, Page 1545.

TAX CODE: 03/71/172

TAX PIN: 03635704605808

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL BOWEN PRESTWICH  
MELANIE LYNN PRESTWICH

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

## MONROE LEGAL REPORTER

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4404 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 125, Section 2, Lake of the Pines, as shown on a plan of Lots recorded in the office of the recorder of Deeds in and the County of Monroe, in Plot Book volume 17, page 53.**

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

**TITLE TO SAID PREMISES VESTED IN Monique Bullen, a single woman, by Deed from Ramon Kumar and Alexa Reh Kumar, h/w, dated 06/26/2006, recorded 07/05/2006 in Book 2273, Page 1489.**

**TAX CODE: 09/4C/2/75**

**TAX PIN: 09734404712562**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MONIQUE BULLEN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4463 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, MARCH 27, 2014  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF**

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

**THE FOLLOWING DESCRIBED premises in the Monroe County, and State of Pennsylvania, to wit: ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County and Commonwealth of Pennsylvania, being Lot No. 55, Section No F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plan Book No. 19, Page 11, 13 & 15.**

Being Known As: 55 F Country Place Drive, Tobyhanna (Township of Coolbaugh), PA 18466  
**TAX CODE: 03/8C/1/16**

**PIN NO.: 03635811552288**

**TITLE TO SAID PREMISES IS VESTED IN Rosemay Sterlin and Gaston Sterlin, wife and husband by deed from Rosemay Sterlin, married woman dated 08/14/2003 recorded 08/27/2003 in Deed Book 2165 Page 1067.**

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GASTON STERLIN  
ROSEMAY STERLIN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4558 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

**BEGINNING at a spike in the traveled way of Devils Hole Road, said spike being the Westerly corner of the whole tract, of which the within described premises was formerly a part, said**



## MONROE LEGAL REPORTER

spike being also a corner of land now or formerly of Elizabeth Webley and Mary E. Seepoe, thence (1) along or near the middle of the aforesaid Devils Hole Road North forty degrees no minutes no seconds East one hundred forty feet to a point, said point being the Westerly corner of Lot 2 as shown on a plan of lots known as Paradise Ridge and recorded in the office for the recording of deeds at Stroudsburg, Pennsylvania in Plan Book 11, page 135; thence (2) along the Southwesterly line of Lot 2 South fifty-one degrees twenty minutes no seconds East three hundred fifty-six and fifty one-hundredths feet to an iron pin, said iron pin being a common corner of Lot 2, Lot 11 and Lot 12 as shown on the aforesaid plan, thence (3) along the Northwesterly line of Lot 12 South forty degrees no minutes no seconds West one hundred forty feet to an iron pin, in line of land now or formerly of Elizabeth Webley and Mary E. Seepoe, said iron pin being also the Westerly corner of Lot 12 as shown on the aforesaid plan, thence (4) along said line of land now or formerly of Elizabeth Webley and Mary E. Seepoe North fifty-one degrees twenty minutes no seconds West three hundred fifty-six and fifty one-hundredths feet to the point and place of beginning.

CONTAINING one and one hundred forty-five one-thousandths (1.145) acres of land be the same more or less.

BEING all of Lot 1 as shown on a plan of late for Ben L. Coolbaugh, Jr., known as "Paradise Ridge", and recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania in Plan Book 11, page 135, on the 10th day of June, 1968.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear of record and as recorded in the said Recorder's Office in Deed Book 375, page 394.

TITLE TO SAID PREMISES VESTED IN Frank Silvestri, by Deed from Dana K. Bergman and Megan E. Bergman, his wife, dated 02/06/2006, recorded 02/22/2006 in Book 2258, Page 6300.

TAX CODE: 11/8/16-7

TAX PIN: 11636604532404

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANK SILVESTRI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4663 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Barrett, County of Monroe and the Commonwealth of Pennsylvania, and more particularly as follows:

BEING Lot No. 1B, lands of Robert Seese and wife, situated in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Robert R. Gower, Jr. and Deborah J. Gower, husband and wife, by deed dated 02/03/2009 and recorded 02/06/2006 in Book 2256 Page 9555 conveyed to Patricia Cooper and Darrell Cooper.

Pin #: 01639704540665

Tax Code #: 01/119724

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARRELL COOPER

PATRICIA COOPER

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  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4715 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract of ground shown and designated as Lot 92 on a certain map entitled

# MONROE LEGAL REPORTER

'Section 4; Barton Glen, Pocono and Jackson Townships, Monroe County, PA., Scale 1 inch=100 feet March 1969', as prepared by Metro Engineers, Inc., Bethlehem, PA., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, PA., in and for the County of Monroe in Plat Book Volume 12, on Page 67 and more particularly described as follows:

BEGINNING at a point on the southeasterly side of Hearth Stone Circle, as shown on the above captioned map, said point being a corner common to Lots 92 and 93; thence 1) along the southeasterly side of said road, North 49 221 minutes East 102.35 feet to a point; thence 2) along the same, in a northerly direction on a curve to the left having a radius of 131.04 feet, an arc distance of 42.45 feet to a point, a corner common to Lots 91 and 92; thence 3) leaving said road and along said Lot 92, South 59 23 minutes East 160.82 feet to a point on line of Lot 118, a corner common to Lots 91 and 92; thence 4) along said Lot 119 and also along Lot 117, South 47 12 minutes West 196.23 feet to a point on line of said Lot 117, a corner common to Lots 92 and 93; thence 5) along said Lot 93, North 40 39 minutes West 152.75 feet to the place of BEGINNING.

CONTAINING: 24,909 Square Feet, more or less. UNDER AND SUBJECT to the conditions and restrictions as appear of record.

TITLE TO SAID PREMISES VESTED IN Michael A. Mandile and Donna C. Bernardo, as joint tenants with right of survivorship, by Deed from Michael A. Mandile, single, dated 04/29/2009, recorded 05/06/2009 in Book 2352, Page 8390.

TAX CODE: 12/9D/1/9

TAX PIN: 12-6371-04-94-2852

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL A. MANDILE  
DONNA C. BERNARDO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4868 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, MARCH 27, 2014

AT 10:00 A.M.

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

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

BEGINNING at an iron on the southerly line of Greenway Lane, said iron being the northeasterly corner of Lot No. 503 as shown on map entitled 'Golf View Terrace, Owner Developer Vacationland Realty Company, 24 January 1973'; thence along the southerly line of Greenway Lane, N 73 degrees 56 minutes 29 seconds E 201.02 feet to an iron, a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 62.83 feet to an iron, a point of tangency on the easterly line of Fairway Drive; thence along the westerly line of Fairway Drive the following four (4) courses and distances: (1) S 16 degrees 03 minutes 31 seconds E 18.53 feet to an iron, a point of curvature; (2) On a curve to the right having a radius of 40 feet an arc length of 49.24 feet to an iron, a point of reverse curvature; (3) On a curve to the left having a radius of 50 feet an arc length of 68.14 feet to an iron, a point of tangency; and (4) S 23 degrees 36 minutes 49 seconds E 40.00 feet to an iron in line of lands of Russell Berger; thence along said lands of Russell Berger, S 66 degrees 23 minutes 11 seconds W 192.80 feet to an iron, said iron being the southeasterly corner of lot No. 503 as shown on said map; thence along Lot No. 504, N 16 degrees 03 minutes 31 seconds W 224.62 feet to the place of BEGINNING. CONTAINING 1.03 acres, more or less.

BEING Lot No. 504 as shown on said map. BEING THE SAME LAND AND PREMISES which was conveyed to Pete C. Iachetta, from The First National Bank of Palmerton, a banking corporation, by deed dated September 11, 1997, and recorded September 15, 1997, in the Office of the Recorder of Deeds in and for Monroe County, in Deed Book 2040, Page 0045.

PARCEL #: 13/12A/2/33

PROPERTY ADDRESS: 1045 Greenway Lane  
a/k/a Lot 504 Greenway Lane, Polk Township, PA  
1833 n/k/a 1224 Greenway Lane, Kunkletown, PA  
18058

PIN NUMBER: 13621702768510

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICK LIND, SR.

A/K/A PATRICK W. LIND

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JANET L. GOLD,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4920 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Township of Barrett, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a point in the center line of a road leading to Upper Seese Hill Road from which a stone corner of the easterly side of said road, being a corner common to lands of Carl W. Brown and lands of Edward Cole and the tenth corner of the whole tract of this lot is a part bears North thirteen degrees thirty six minutes West distant two hundred twenty five one-hundredths feet; thence by lands of Carl W. Brown and Eva Brown, his wife, of which this lot was formerly a part: North seventy two degrees twelve minutes East (at 25 feet passing a pipe) three hundred eighty seven and two-tenths feet to a pipe; thence by the same, South seventeen degrees forty eight minutes East tow hundred twenty five fee to a pipe; thence by the same, South seventy two degrees twelve minutes West (at 362.2 fee passing a pipe), three hundred eighty seven and two-tenths feet to a point; thence along the center line of the road leading to Upper Seese Hill Road having a width of twenty five feet on each side of the center line, North seventeen degrees, forty eight minutes West two hundred twenty five feet to the place of **BEGINNING**.

**BEING THE SAME PREMISES** which Robert J. Sebring and Serravic D. Sebring, husband and wife, by deed dated 09/18/2003 and recorded 09/19/2003 in Book 2167 Page 9114 conveyed to Richard B. Core.

PIN #: 01-6398-03-43-0256

TAX CODE #: 177/1/42-1

**IMPROVEMENTS:** Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD B. CORE

**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  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5028 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 20, Section D, Block 2 of Greenwood Acres as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11, Page 85.**

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

**TITLE TO SAID PREMISES VESTED** in Nicholas A. Gonzalez and Patry DeLuna, h/w, as tenants by the entireties, by Deed from Edward R. Pesa and Valerie J. Pesa, h/w, dated 05/17/2010, recorded 06/03/2010 in Book 2371, Page 5536.

TAX CODE: 19/19A/1/106

TAX PIN: 19539402568702

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NICHOLAS A. GONZALEZ

PATRY DELUNA

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
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 5049 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

### LEGAL DESCRIPTION

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. 201, Birch Brier Estates, Section Six, recorded in Plot Book Volume 59, Page 147, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Log Cabin Lane, being also a corner of lands of Walter A. Machalick, thence along lands of Walter A. Machalick, South 22 degrees 17 minutes 00 seconds East (Magnetic Meridian) for 220.00 feet to an iron in line of lands of Joseph Block and Mildred Block, thence along lands of Joseph Block and Mildred Block and lands of New Jersey Jaycee Foundation Inc., South 67 degrees 43 minutes 00 seconds West for 202.00 feet to an iron, a corner of Lot No. 202, thence along Lot No. 202 North 22 degrees 17 minutes 00 seconds West for 201.00 feet to an iron, a corner of Lot No. 202 and on the southerly side of Log Cabin Lane, thence along the southerly side of Log Cabin Lane for the following four courses and distances:

(1) on a curve to the left having a radius 325.00 feet and an arc length of 48.90 feet to an iron;  
(2) North 57 degrees 43 minutes 00 seconds East for 56.93 feet to an iron;  
(3) on a curve to the right having a radius of 275.00 feet and an arc length of 48.00 feet to an iron;

(4) North 67 degrees 43 minutes 00 seconds East for 54.41 feet to the place of BEGINNING.

CONTAINING 1,001 acres, more or less  
UNDER AND SUBJECT TO Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as set forth in Record Book 1493, Page 482 and in Record Book 1498, Page 640.

PARCEL NO. 02/14H/1/1  
PIN NO. 02633001457782

TITLE TO SAID PREMISES VESTED IN Gregorio F. Cespedes and Claribel Liranzo, husband and wife, by deed from GRANT HOMES, INC. dated Nov. 13, 2003 and recorded Nov. 18, 2003 in Deed Book 2174, Page 3833.

Being Known As: 201 Log Cabin Lane a/k/a 113 Log Cabin Lane, Effort, Pennsylvania 18330  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GREGORIO F. CESPEDES and  
CLARIBEL LIRANZO

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5080 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, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN parcel of land in Smithfield Township, designated as Lot #15 of Oakdale Village at Shawnee Valley, Monroe County, Pennsylvania as the lot designations appear on those certain final plat plans and final layout plans entitled "Shawnee Valley, Stage 1A" recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Plot Book 63 Pages 301, 302 and 303.

UNDER AND SUBJECT to the "Master Declaration of Protective Covenants, Restrictions and Easements for Shawnee Valley Owners Association, Inc." and the "Second Supplemental Declaration for Oakdale Village", as the same have been or may be amended from time to time, and as the same recorded in the Deed Book Volume 1676, Page 1236 and in Deed Book Volume 2206, Page 7002, respectively.

Together with the right to use private roadways and pathways situate in Oakdale Village, a part of Shawnee Valley, of which the above described premises are a part, for the purposes of ingress and egress to the above described premises in common with the grantor and other person to and from the public road.

Together with all of the rights and privileges and subject to the covenants, liabilities and easements set forth in Book 2206, Page 7011.

PARCEL NO. 16/119430  
PIN NO. 16732202854942

Title to said premises is vested in Jay Harrison and Ann Marie Harrison by deed from C & M Homes at Shawnee L.P. A Pennsylvania Limited Partnership by General Partner, C & M Homes at Shawnee, LLC dated October 24, 2005 and recorded November 4, 2005 in Deed Book 2246, Page 8149.

Being Known As: 15 Shawnee Valley Drive, East Stroudsburg, Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANN MARIE HARRISON

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

# MONROE LEGAL REPORTER

Sale.”

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5094 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, MARCH 27, 2014  
AT 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. 591, Section J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 & 17.

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

TITLE TO SAID PREMISES VESTED IN James A. MacEwen and Jennifer Lynn MacEwen, h/w, by Deed from Struck Homes, LLC, dated 05/30/2007, recorded 06/04/2007, in Deed Book 2307, page 768.

TAX CODE: 03/9C/1/458

TAX PIN: 03-6359-14-43-7928

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES A. MACEWEN

JENNIFER LYNN MACEWEN

A/K/A JENNIFER L. MACEWEN

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,

ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5171 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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. 7244, Section K as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Claus' and recorded in Monroe County, Pennsylvania in Plot Book No. 16, page 113.

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.

TITLE TO SAID PREMISES VESTED IN Adel M. Ahmed and Terri L. Ahmed, husband and wife, from Classic Quality Homes, a corporation, by Special Warranty Deed, dated 01/08/2011 and recorded 01/25/2011 in Book 2382 Page 1644 Instrument #201101864.

TAX CODE: 03/7F/2/44

TAX PIN: 03634704823947

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ADEL M. AHMED

TERRI L. 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  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5340 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, MARCH 27, 2014  
AT 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 or ground situate in Township of Chestnuthill, Monroe County, and Commonwealth of Pennsylvania, marked and designated as Lot No. 144, Section One, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 33, Page 29. **UNDER AND SUBJECT** to covenants, conditions and restrictions as of record.

**TITLE TO SAID PREMISES VESTED IN** Thomas E. Corcoran and Pamela C. Corcoran, h/w, as tenants by the entireties, by Deed from Stanley Domalewski and Kathleen Domalewski, h/w, dated 08/29/2001, recorded 08/29/2001 in Book 2103, Page 4466.

TAX CODE: 02/14B/1/130  
PIN NUMBER 02633002675071

**IMPROVEMENTS:** Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

THOMAS E. CORCORAN, JR  
A/K/A THOMAS E. CORCORAN  
PAMELA CORCORAN

A/K/A PAMELA C. CORCORAN

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5446 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe

County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 5, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Pages 115, 117, 119, and 121.

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

**TITLE TO SAID PREMISES VESTED IN** Margaret Paleski, by Deed from Deborah Raesly, dated 01/06/2004, recorded 01/14/2004 in Book 2179, Page 3954.

TAX CODE: 17/15C/1/131

TAX PIN: 17639201195436

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5488 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot of land situate in Township of Eldred, Monroe County, Pennsylvania, bounded and described as follows,

**BEGINNING** at a pin in the middle of the macadam highway leading from Kunkletown to Kresgeville, Pennsylvania, said pin being North Forty-three

## MONROE LEGAL REPORTER

and one-half (431/2) degrees East Sixty-one (61) feet from the Northeast corner of the house on the herein described lot; thence by land of the grantor Lot No. 2, of which this is a part, South Seventy-five degrees West, three hundred twenty-five (325) feet to an iron stake in the middle of the creek; thence down in the middle of the same, its course and winding, one hundred (100) feet, more or less, to an iron stake; thence by Lot No. 4, land of the said grantor, North seventy-five (75) degrees East, three hundred thirty (330) feet (passing over an iron stake eighteen feet) to a pin in the middle of said highway; thence in the same, North eight and one-half (81/2) degrees West, one hundred (100) feet to the place of beginning.

CONTAINING Three-Fourth (3/4) of an acre, more or less.

BEING the same premises which Warren A. Smale and Joyce L. Smale by Deed dated April 20, 2004 and recorded April 22, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2187 Page 8995, granted and conveyed unto Randall S. Snyder and Tammy Sue Snyder, husband and wife, as Tenants by the entireties.

TAX ID: 06/6/151

PIN: 06623500097914

IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RANDALL S. SNYDER

TAMMY SUE SNYDER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5494 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, shown as depicted s Lot 11 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 11 and Lot 10, which from an iron pin bears North 51 degrees 09 minutes 36 seconds East, a distance of 387.86 feet, (said iron pin being a corner common to Lot 9 and "OPEN SPACE," as well as a point in line of Lands of Monroe Lakeshores) as depicted on the above referenced plan, thence;

1. Along Lot 10, South 38 degrees 50 minutes 24 seconds East, a distance of 182.70 feet to an iron pin, said iron pin being an angle point in line of Lot 10 and Lot 11, thence;

2. Continuing along the same, South 83 degrees 08 minutes 19 seconds East, a distance of 132.54 feet to an iron pin in line of the Westerly Right of Way of MACKENZIE DRIVE, a private road, having a CUL-DE-SAC radius of 60.00 feet, said iron pin being a point on curvature, thence;

3. Leaving Lot 10, along the aforementioned Right of way, on a curve to the left, having a radius of 60.00 feet and an arc length of 27.82 feet (chord bearing South 06 degrees 25 minutes 16 seconds East, a distance of 27.57 feet) to an iron pin and point of reverse curvature, thence;

4. 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 South 03 degrees 48 minutes 14 seconds West, a distance of 39.89 feet) to an iron pin and point of tangency, thence;

5. Continuing along the Westerly Right of way of MACKENZIE DRIVE, South 27 degrees 18 minutes 39 seconds West, a distance of 136.80 feet to an iron pin, said iron pin being a corner common to Lot 11 and Lot 12, thence;

6. Leaving said Right of Way and along Lot 12, North 62 degrees 41 minutes 21 seconds West, a distance of 187.08 feet to an iron pin, said iron pin being an angle point in line of Lot 11 and Lot 12, thence;

7. Along Lot 11, North 38 degrees 50 minutes 24 seconds West, a distance of 119.85 feet to an iron pin, said iron pin being a corner common to Lot 11 and Lot 12, thence;

8. Leaving Lot 12 and along Lands designated as "OPEN SPACE" on the previously mentioned plan, North 18 degrees 56 minutes 29 seconds East, a distance of 177.30 feet to the POINT OF BEGINNING.

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

PARCEL NO. 09/97793

PIN NO. 09731500764578

TITLE TO SAID PREMISES VESTED IN Marvin C. Wilson and Noemi Wilson, husband and wife, by deed from THOMAS WHALEN AND MARY FRANCE N/B/M AND MARY FRANCE dated June 1, 2007 and recorded June 7, 2007 in Deed Book 2307, Page 4848.

Being Known As: Lot 11 Crystal Creek Estate, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARVIN C. WILSON

NOEMI WILSON

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

## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5556 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 208, Plotting No. IV, Lake Valhalla, 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 65.

PARCEL NO. 16/10B/1/47  
PIN NO. 16731201061898

Title to said premises is vested in Andrew Passione and Donna Passione, husband and wife, by deed from Thomas E. Vorhees, a/k/a Thomas E. Voorhees and Melissa Maxman, n/k/a Melissa L. Vorhees, a/k/a Melissa L. Voorhees dated January 5, 2001 and recorded January 24, 2001 in Deed Book 2090, Page 3918.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW PASSIONE  
A/K/A ANDREW M. PASSIONE  
DONNA PASSIONE

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5589 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot of land situate in Township of Tobyhanna, Monroe County, Pennsylvania: Being Known As 5495 Clearview Road, Long Pond, PA 18334

PARCEL NUMBER: 19/3/2/101

IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALFRED FRANZINI

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5605 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
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

ALL THAT CERTAIN piece, parcel or lot, situate in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania, being shown and designated as Lot No. 303, on a certain map entitled, "Section III, Mountain Spring Lake, Jackson Township, Monroe County, Penna., Scale: 1" = 100' dated May 1976" as prepared by Achterman Associates, Consulting Engineers, East Stroudsburg, Pa., said map being recorded in Monroe County Plot Book 29, Page 53.

CONTAINING 1.195 acres, more or less. BEING Lot 303 on the above mentioned plan. UNDER AND SUBJECT to easements and restrictions of record.

PARCEL NO. 08/4C/2/6  
PIN 08635102958792

Title to said premises is vested in Joseph J. Martin by deed from Anna E. Hoffman and John Hoffman, her husband, dated January 8, 2004 and recorded January 26, 2004 in Deed Book 2180, Page 3329.

Being Known As: 303 Mountain Spring Drive, Reeders, Jackson, Monroe County, PA 18352

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH J. MARTIN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5622 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
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 CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, known as Lot #732, located on Hollow Drive as shown on final plans Phase 11, Blue Mountain Lake, a Planned Unit Development and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73

page 228 and 229.

TOGETHER WITH AND UNDER AND SUBJECT TO:

1. The reservations and covenants contained in the deeds.

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

3. The provisions of that certain declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286 as supplemented by virtue of a Supplementary Declaration dated December 28, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2111 at page 9100.

The provisions of that certain Cluster II (Estate Lot) declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at page 1369 and as supplemented by virtue of a Cluster II Supplementary Declaration dated December 28, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2111 at page 9133.

420-3670

5. The provisions of the Notes and Restrictions contained on the Final Plans Phase II, Blue Mountain Lake Development, filed as aforesaid.

**TITLE TO SAID PREMISES IS VESTED IN** Soraya A. Pimenta and Marcio Pavan, w/h, by Deed from The Mountain Lake Reserve, L.P., a Pennsylvania Limited Partnership by its General Partner The Mountain Lake Reserve, L.L.C., dated 07/23/2004, recorded 08/06/2004, in Deed Book 2198, page 6479.

TAX CODE: 16/96234

TAX PIN: 16730304604969

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARCIO PAVAN

SORAYA A. PIMENTA

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

### PUBLIC NOTICE 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 5653 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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. 509, Section E., as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr. and recorded in Monroe County, Pennsylvania in Plot Book No. 19 at page 105.

Under and subject to restrictions, conditions and covenants as appear in Record Book Volume 374 at page 916.

**TITLE TO SAID PREMISES VESTED** in Katherine Treadwell, by Deed from Joseph A. Tenorio and Katherine Tenorio, h/w, dated 07/27/1988, recorded 08/04/1988 in Book 1633, Page 516.

By virtue of the death of Katherine Treadwell on 03/11/2011, Letters Testamentary were granted to Ted Brady on 05/06/2011 in Monroe County, No. 4511-0212. Decedent's devisee(s) are Ted Brady, Nancy Hodges, Brian Brady, Kevin Brady, and Kathy Tenorio.

**BY** executed waivers, Nancy Hodges, Brian Brady, Kevin Brady, and Kathy Tenorio waived their right to said property.

TAX CODE: 03/14D/1/88

TAX PIN: 03634604517888

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

**TED BRADY, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF KATHERINE BARON A/K/A KATHERINE TREADWELL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5658 CIVIL 2012, I, Todd A.

Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the southerly line of Chipperfield Drive, being a common corner of Lot No. 99 and Lot No. 98 as shown on a plan titled 'Final Plan, Subdivision of Pocono Mt. Effort Village, Section 2', dated July 18, 1990, and recorded November 12, 1991, in Plot Book Vol. 63, Page 295; thence along said southerly line of Chipperfield Drive North 69 degrees 16 minutes 31 seconds East 24.67 feet to a point of curvature; thence by the same on a curve to the left having a radius of 325.00 feet for an arc length of 113.45 feet (chord bearing and distance being North 59 degrees 16 minutes 31 seconds East 112.87 feet) to an iron pin; thence by Lot No. 97 and by Lot No. 96 South 40 degrees 43 minutes 29 seconds East (at 400.00 feet and at 501.70 feet passing iron pins) 531.90 feet to a point in the centerline of Pa S.R. 3011; thence in and along said centerline of Pa. S.R. 3011 South 15 degrees 10 minutes 05 seconds West 165.75 feet to a point; thence by the same South 9 degrees 21 minutes 53 seconds West 57.86 feet to a point; thence by the same South 6 degrees 43 minutes 41 seconds West 55.60 feet to a point; thence by the same South 3 degrees 40 minutes 08 seconds West 19.62 feet to a point; thence by lands of Bruce Hatrum North 62 degrees 54 minutes 55 seconds West (at 27.24 feet passing an iron pin) 235.00 feet to an iron pin; thence by the aforementioned Lot No. 99 North 20 degrees 43 minutes 29 seconds West 557.65 feet to the place of **BEGINNING**.

**CONTAINING 3.578 acres of land.**

**BEING** Lot No. 98 as shown on the above described plan.

**UNDER AND SUBJECT** to all covenants, conditions and restrictions as appear in Record Book Vol. 1967, Page 1447 and as are contained in prior deeds and instruments forming the chain of title.

**TITLE TO SAID PREMISES VESTED** in Migdalia Colon, unmarried, by Deed from Paul D. Pepe and Jennifer J. Pepe, his wife, dated 04/15/2003, recorded 04/17/2003 in Book 2150, Page 6087.

TAX CODE: 02/88530

TAX PIN: 02634003027830

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT D. COLON**  
**MIGDALIA COLON**

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

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

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

## MONROE LEGAL REPORTER

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5665 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
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 CERTAIN lot, parcel or piece of land Situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of Castle Drive, a corner of Lot No. 53; thence along the East side of said Lot No. 53 North Forty-five degrees, West One hundred ninety-seven feet to a point on line of land of others; thence along said land, North Forty-five degrees, East One hundred fifteen feet to a corner of Lot No. 54; thence along the West side of said Lot No. 54, South Forty-five degrees, East One Hundred ninety-seven feet to a point on the center line of Castle Drive, above mentioned; thence along the said center line, being also the North side of Lot No. 58A, South Forty-five degrees West One hundred fifteen feet to the place of beginning.

BEING Lot No. 53A in the development known as "Castle Rock", situate in Middle Smithfield Township, Monroe County, Pennsylvania, belonging to William H. Davis and Kathryn M. Davis. BEING No. 19 Castle Rock Acres.

EXCEPTING AND RESERVING, however, unto the grantors, their heirs and assigns, the free and perpetual easement for roadway and utility purposes of so much of the hereinabove described premises as lies within fifteen (15) feet of any road or path as shown on Map of Castle Rock aforesaid; together with the further right of placing poles and wires for electric or telephone service and water pipes and/or sewers or any other utility equipment in any location on the hereinabove described premises, provided the same does not interfere with any building erected thereupon.

BEING the same premises which PNC Bank N.A., by Deed dated July 13, 1998, and recorded on July 15, 1998, in Monroe County Record Book 2050, at Page 7775 granted and conveyed to Frank R. Spada.

CODE NO. 09/10/1/16-50  
PIN NO. 09732402683017

Being known as: 19 Castle Rock Acres, East Stroudsburg, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRED R. SPADA

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale.

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BARBARA A. FEIN  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 579 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
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 CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe county, Pennsylvania, being lot no. 220, section D, as is more particularly set forth on the plat map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the office for the recording of deeds, etc., Stroudsburg, Monroe county, Pennsylvania, in plot book vol. 32, page 115, 117, 119, 121.

UNDER AND SUBJECT to the Protective Covenants and Restrictions contained in the hereinabove recited deed.

TITLE TO SAID PREMISES VESTED IN Isidro A. Gomez and Sonia Gomez, h/w, by Deed from Roslyn Cop and Thaddeus Cop, her husband, dated 10/01/1999, recorded 10/06/1999 in Book 2070, Page 1140.

TAX CODE: 17/15C/1/70

TAX PIN: 17639201178337

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SONIA GOMEZ

ISIDRO A. GOMEZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

## MONROE LEGAL REPORTER

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5866 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, described as follows:

**BEING** Lot No. 22, as shown on a map titled Canterbury Estates, filed in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania on October 4, 1996, in Plot Book Volume 68, Page 179.

**TOGETHER** with unto the grantee herein, its successors and assigns, all Rights, Liberties and Privileges, and Under and Subject to all Restrictions and Reservations set forth in deeds in the chain of title.

**TITLE TO SAID PREMISES VESTED** in Timothy J. Nugent and Karen J. Nugent, from Romec, Inc., a Corporation, dated 04/16/2000 and recorded 07/03/2000 in Book 2080 Page 9392.

TAX CODE: 17/90160

TAX PIN: 17639100182580

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** KAREN J. NUGENT  
TIMOTHY J. NUGENT

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5870 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe

County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

**BEGINNING** at an iron pipe located in the southerly right of way of Pennsylvania Route 209, said iron pipe being the Northwest corner of the herein described tract and also being on the Easterly side of a 40 feet wide access road named 'Horseshoe Drive.' **THENCE** proceeding along the southerly right-of-way of PA Route 209 North 79 degrees 31 Minutes East 187.93 Feet to an iron pin; **THENCE** leaving the southerly right of way of PA Route 209 and proceeding along the west line of Lots 4 and 5, South 13 degrees 55 minutes 21 seconds East 253.00 Feet to an iron pipe on the Northerly side of said Horseshoe Drive (at 115.00 Feet Passing an iron pipe, a common corner to Lots 2,3,4 and 5) Thence proceeding along the Northerly side of Horseshoe Drive 79 degrees 31 minutes West 140.85 Feet to an iron pipe; Thence along the same on a curve to the right, having a radius of 50 feet the arc distance of 75.54 feet to an iron pipe, Thence along the Easterly side of Horseshoe Drive North 13 degrees 55 minutes 21 seconds West 205.92 Feet to the place of **BEGINNING**.

**CONTAINING** 1.066 acres, more or less.

**BEING** all of Lots No. 2 and 3 section 1 as shown on plotting of lots of Charles W. Birdsall Development by Albert E. Smith, R.S. dated March 25, 1968 and recorded in the Monroe County Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book 11, Page 145.

**UNDER AND SUBJECT** to covenants and Restrictions as set forth on Plan Entitled Section 1 of Lands of Charles W. Birdsall recorded in Plot Book 11, Page 145 and Conditions and Restrictions as set forth in Deed Book 385, Pages 951-952.

**UNDER AND SUBJECT** to covenants, conditions, easements, restrictions and reservations as appear in the chain of title.

**TITLE TO SAID PREMISES VESTED** in Brian Ratti, by Deed from Kathleen M. Serfass, administrator of the estate of William F. Ratti, dated 10/05/2004, recorded 10/26/2004 in Book 2205, Page 7658.

TAX CODE: 13/2/2/3

TAX PIN: 13623804501117

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** BRIAN R. RATTI  
A/K/A BRIAN RATTI

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

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

Todd A. Martin  
Sheriff of Monroe County

# MONROE LEGAL REPORTER

Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5914 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

PARCEL NO. 1

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 46, Block 4, Unit 5, Monroe Lake Shores, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 8C, Page 118.

PARCEL NO. 2

ALL THE FOLLOWING described lot, or parcel, of land, situate, lying and being in the development of Monroe Lake Shores, County of Monroe and State of Pennsylvania, to-wit: Lot No. 48, in Block No. 4, of Unit No. 5 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified Land Surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania in Plat Book No. 8C, at Page 118, reference being made thereto for a more particular description of the lot herein conveyed.

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

The said Grantor does also convey unto the said Grantees and their successors in title, a right of way in common with others for all the usual purposes over all roads, lands, drives and recreations areas as shown on said plat and the right and privilege to use the waters of Monroe Lake for recreational purposes except motor boats as hereinafter restricted, and subject to any restrictions as hereinafter related as to the use of the waters, reserving, however, to the said Grantor the right to install telephone and electric poles and wires, gas and water mains, or to permit the same to be done, in, upon and over the said roads, lanes, drives, beach and easement areas as shown on said plat or plats of annexes thereto. Reserving to the Pocono Lakeshore, Inc. the privilege of making all reasonable rules and regulations in connection with the use and control of said "Monroe Lake", and to lower the water of "Monroe Lake" during the fall of any year for maintenance purposes. Also reserving to the Pocono Lakeshore, Inc., the right and privilege at any time to raise the water of Monroe Lake.

TITLE TO SAID PREMISES VESTED IN Dennis J. Steakin and Darlene A. Steakin, h/w, by Deed from Joanne Eagleson, unmarried, dated 12/23/2002, recorded 12/31/2002 in Book 2140, Page 8925.

By virtue of the death of Darlene A. Steakin on or about 06/15/2011, her ownership interest was

automatically vested in the surviving tenant by the entirety Dennis J. Steakin.

Parcel No. 1:

TAX CODE: 09/14C/5-4/46  
TAX PIN: 09732501261056

Parcel No. 2:

TAX CODE: 09/14C/5-4/48  
TAX PIN: 09732501262015

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENNIS J. STEAKIN

A/K/A DENNIS STEAKIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ANDREW J. MARLEY

Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6055 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Ross, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Michael Street, being a common corner of Lot No. 11 and Lot No. 12 as shown on a plan titled 'Subdivision of Beechwood Acres, Stanley Hahn, Owner', dated April 1971, and recorded in Plot Book Volume 16, page 79; thence along said northerly line of Michael Street North 68 degrees 54 minutes 18 seconds West 219.20 feet to a point; thence by Lot No. 2 North 21 degrees 05 minutes 4 seconds East 137.06 feet to a point; thence by Lot No. 3 South 73 degrees 19 minutes 45 seconds East 69.40 feet to a point; thence continuing by said Lot No. 3 and by Lot No. 4 South 79 degrees 40 minutes 00 seconds East 152.69 feet to a point; thence by the aforementioned Lot No. 11 South 21 degrees 05 minutes 42 seconds West 170.92 feet to the place of BEGINNING. CONTAINING 0.762 acres of land. Being Lot No. 12 as shown on the above described plan.

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

TITLE TO SAID PREMISES VESTED IN Kevin M. Dennehy, married, by Deed from Joseph W. Rogouski Construction, Inc., dated 03/31/2006, recorded 04/04/2006 in Book 2262, Page 8520.

TAX CODE: 15/6A/2/28

TAX PIN: 15625701261358

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN M. DENNEHY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6074 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
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 CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 024, Section L. as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, Pages 7, 9 and 11.

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 one and one-half stories in height, and a private garage for not more than the cars.

2. No building shall be located on any lot nearer than 25 feet to the street right of way line, or nearer than 10 feet to any side street line, or nearer than 10 feet to any interior lot line, or 25 feet to the back lot line. Exception maybe made at the discretion of the Seller.

3. Easements for installations and maintenance of utilities and drainage facilities are reserved ever the front 10 feet of each lot and side and rear of each lot.

4. No structure of a temporary character, trailer, basement, tent, shack, garage, bars or other out-building shall be used on any lot at any time as a residence, either, temporarily or permanently.

5. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except a dog, cat or other household pet may be kept provided that they are not kept, bred or maintained for any commercial purpose.

6. No lot shall be kept in an unsightly manner. A lot will be considered unsightly when the follow-

ing is kept on the property in an unsightly and dangerous manner; rubbish, trash, garages, waste, junk cars, or debris. If the lot owner refused to comply with his covenant, the Seller shall have the right to enter upon the premises and take such actions as are necessary to rectify the unsightly conditions and further, the Seller shall have the right to charge the Purchaser a reasonable fee for the services.

7. No open fires shall be started without a written permit from the Seller.

8. A central water distribution system and a central sewage disposal system shall be constructed to serve each lot, the central sewage system to be in conformance with the requirements of, and with the approval of the Pennsylvania Department of Environmental Resources, Purchaser shall not construct any building on the premises hereby conveyed until the central sewage system is in operation, unless a temporary permit is obtained by Purchaser from the Department of Environmental Resources, for other means of sewage disposal. Every owner will be required to pay a monthly charge for such water and sewage when available, regardless of whether or not a home has been constructed on Purchaser's lot, and when connected such charge shall be set according to the rates established for such services.

9. No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of the Seller, as to location, elevation, plan and design. The Seller shall approve or disapprove the said location, elevations, plan and design, within fifteen (15) days after the same has been submitted.

10. No excavation shall be made on the premises except for the purpose of building thereon and only at the same time when building operations are the commence. No earth or sand shall be removed from the premises except as part of such excavation without the written comment of the Seller. The building of structures must be completed within six (6) months after buildings operations have begun.

11. Purchaser shall not clear the lot of brush or trees or do any burning of any nature whatever except after having first obtained the approval of the Seller, in writing, such approval to specify the time and manner in which such clearing or burning shall be done.

12. An Association of property owners have been formed and is designated as A Pocono Country Place Property Owners Association, Inc., the Grantee covenants and agrees that he, his executors or assigns, shall be subject to the payment of annual dues, charges and assessments in compliance with by-laws, rules and regulations to be promulgated.

13. The portion of the lands of the Seller laid down on the Map as streets are not dedicated to the public use and title thereto shall remain in the Seller subject to the right of the Purchaser and those claiming under them to use the same for ingress and egress to and from public roads by the most direct course over the streets shown on said Map, and if and when dedicated for public use shall be made subject to the right of the Seller to maintain or grant the right to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street lighting, telephone and electric poles, within the lines of such roadways.

14. All corner lots shall be subject to a sight easement over a triangle, the legs of which are 30 feet measured along the street right of way lines from their point of intersection.

15. The Purchaser agrees not to permit any signs to be erected or maintained on the premises, for advertising purposes.

16. Anyone making a nuisance of himself or herself, shall at the discretion of the Seller, be denied the privileges at the recreational facilities for a

## MONROE LEGAL REPORTER

limited period of time.

17. The Purchaser is hereby granted the privileges of boating, bathing, fishing, and ice skating in the Lake of the Seller. None of the foregoing activities are to be engaged in for any commercial purpose whatsoever.

18. Only boats, canoes, or water crafts propelled by either oars or paddles, shall be permitted upon the water of said Lake. No motor boats, outboard motors or kickers of any description shall be permitted on the water of said Lake.

19. It is covenanted that the Seller shall have the right, after giving five (5) days written notice to the Purchaser to enter upon the premises upon which any structure or nuisances have been erected or maintained contrary to any of these covenants and remove said objectionable structure or nuisance without liability for damage for such action, assessing the reasonable costs thereof against the Owner.

20. Failure to promptly enforce any of the foregoing restrictions, conditions, or covenants shall not be deemed a waiver of the right to do so thereafter as to any continuing, subsequent or other violations.

21. This Schedule A shall bind the Seller, its successors and assigns, and shall bind the Purchaser, and the heirs, executors, administrators, successors and assigns of the Purchaser.

TOGETHER WITH and UNDER AND SUBJECT to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants attached hereto as Exhibit "A".

TITLE TO SAID PREMISES VESTED IN Joanna Galante, by Deed from Helen McAleer, personal representative of the estate of Patricia Sentkewitz, dated 10/26/2005, recorded 11/01/2005 in Book 2246, Page 2746.

TAX CODE: 03/9B/2/109

TAX PIN: 03635919702662

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOANNA GALANTE

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6097 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following

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

THURSDAY, MARCH 27, 2014

AT 10:00 A.M.

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

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

Parcel I:

Lot 14ABC, Block A-86, as set forth on a map entitled 'Plan of Lots' Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, dated April, scale 1 inch to 100 feet, by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 10 Page 9 on June 2, 1965.

All that certain lot or piece of ground situate in Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot 13ABC, Block A-86, as set forth on a map entitled 'Plan of Lots, Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet, by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office of the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book 9 Page 185 on May 4, 1965.

Parcel II:

Lot 15ABC, Block A-86, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet, by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 10 Page 9 on June 2, 1965.

TITLE TO SAID PREMISES VESTED IN Barry Dowd and Patricia Dowd, his wife, as tenants by the entirety, from Thomas M. Kurzeja, by Warranty Deed, dated 09/30/2005 and recorded 10/26/2005 in Book 2245 Page 3809 Instrument # 200549436.

Parcel No. 1:

TAX CODE: 03/20B/1/200

TAX PIN: 03630718303774

Parcel No. 2:

TAX CODE: 03/20B/1/347

TAX PIN: 03630718304833

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARRY DOWD

PATRICIA DOWD

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6169 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, Being Lots Nos. 41 & 42A, Section 13, Bushkill Creek Village, Winona Lakes, as recorded in Plat Book Volume 17, page 101.

PARCEL NO. 09/4D/3/44  
PIN 09734401285201

Under and subject to any and all conditions, covenants, and restrictions as of record and as appears in the chain of title.

Title to said premises is vested in Richard A. Weakland, unmarried, by deed from ANTHONY C. DENICOLA AND ROSEMARY DENICOLA, HUSBAND AND WIFE, dated October 26, 2004 and recorded November 17, 2004 in Deed Book 2208, Page 38.

Being Known As: 41-42 Hilltop Court, East Stroudsburg, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A. WEAKLAND

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE

OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6362 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Barrett, County of Monroe and the Commonwealth of Pennsylvania, and more particularly as follows:

BEGINNING at an iron on the northerly line of Big Oak Road, said iron being the southwesterly corner of Lot No. 205 as shown on map entitled, "Plotting I, Spruce Hill Farms, Jacob Keuler, 25 August 1969"; thence along the northerly line of Big Oak Road, N 75 degrees 21 minutes 10 seconds W 220.00 feet to an iron; thence along Lot No. 207, N 14 degrees 38 minutes 50 seconds E 400.00 feet to an iron on line of lands of Guysbert Van Gordon Wt.; thence along lands of Guysbert Van Gordon Wt., S 75 degrees 21 minutes 10 seconds E 220.00 feet to an iron; thence along Lot No. 205 S 14 degrees 38 minutes 50 seconds W 400.00 feet to the place of BEGINNING. Containing 2.02 acres, more or less. BEING all of Lot No. 206 as shown on said map.

TITLE TO SAID PREMISES VESTED IN Ileana Delgado, unmarried, by Deed from Federal Home Loan Mortgage Corporation, dated 03/11/1994, recorded 03/14/1994 in Book 1941, Page 1154.

TAX CODE: 01/6/1/19-57

TAX PIN: 01639802570684

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ILEANA DELGADO

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6375 CIVIL 2012, I, Todd A.



## MONROE LEGAL REPORTER

Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot 101, as set forth on the Plot Map of Northpark Estates East, last revised date August 7, 2003 and recorded September 12, 2003, in the Office for the Recording Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book 75, Pages 166 and 167.

Being **THE SAME PREMISES** which LTS Development LLC s/b/m to LTS Development Inc., by deed dated 08/24/2005 and recorded 08/31/2005 in Book 2238 Page 2344 conveyed to Louis Cuoghi and Donna L. Cuoghi, husband and wife.

**PIN NUMBER: 09734300585425**

**TAX CODE #: 09/97166**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUIS CUOGHI

DONNA L. CUOGHI

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6405 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** tract, piece or parcel of land situate in the Township of Hamilton, County of

Monroe and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron stake, a corner in line of land of Dale A. Buzzard and Christine M. Griffin hereof on the south side of Macadam Highway leading from Sciota and Bossardsville; thence by land formerly of George Heller, North one degree and forty five minutes East two hundred fifty seven feet to a stake; thence by lands of Dale A. Buzzard and Christine M. Griffin hereof South eighty five degrees and thirty minutes West eighty five feet to an iron stake; thence by the same South one degree and forty five minutes West two hundred forty feet to an iron stake on the south side of said Highway; thence along the same South eighty two degrees and fifty five minutes East eighty five feet to the place of **BEGINNING**.

**CONTAINING** Seventy seven and fifty eight hundredths (77.58) perches, more or less. (All bearings of date.)

**BEING** the same premises which Dale A. Buzzard and Christine M. Griffin by Deed dated September 14, 2000 and recorded in the Office of the Recorder of Deeds of Monroe County on September 15, 2000 in Deed Book Volume 2084, Page 2101, granted and conveyed unto Dale A. Buzzard.

**TAX CODE: 07/10/1/2**

**PIN NUMBER: 07628800277078**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DALE A. BUZZARD

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6406 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 LEGAL REPORTER

Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pipe on the westerly right-of-way line of the Old Lackawanna Trail, said iron pipe being also the southeasterly corner of Lot No. 11 as shown on map entitled, 'Subdivision of Portion of lands of Herbert T. Sharbaugh and Nellie Sharbaugh, et al, 1 October 1961', thence along the westerly right-of-way of said Old Lackawanna Trail as shown on said map, South 15 degrees 56 minutes 10 seconds East 174.87 feet to an iron pipe; thence along lot No. 15 as shown on said map, South 74 degrees 3 minutes 50 seconds West 221.89 feet to an iron pipe; thence along other lands of said Herbert & Nellie Sharbaugh, et al, shown on said map, North 15 degrees 56 minutes 10 seconds West 100.00 feet to an iron pipe; thence along Lot No. 7, 9, and 11 as shown on said map, North 55 degrees 26 minutes 00 seconds East 234.16 feet to the place of BEGINNING.

Being lot No. 13 on Plan of Lots entitled, 'Subdivision of Portion of Lands of Herbert T. Sharbaugh and Nellie G. Sharbaugh, et al', and being a part of the same premises that Clara May Stout, et al., by their deed dated September 9, 1937, and recorded in the Office for the Recording of Deeds, &c. at Stroudsburg, PA., in and for the County of Monroe, in Deed Book Vol. 128, Page 233, granted and conveyed unto Herbert T. Sharbaugh and Nellie G. Sharbaugh, his wife, and Berenice (therein incorrectly referred to as Bernice) E. Sharbaugh, the said Berenice E. Sharbaugh, now being intermarried with Norman R. Fanseen; and the said Herbert T. Sharbaugh having died on the 20th day of August, 1957, whereupon his interest in said premises vested in Nellie G. Sharbaugh, as surviving tenant by the entireties.

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

TITLE TO SAID PREMISES VESTED IN Anthony Gerard Bocchino and Carol Ann Bocchino from Jean Robert DesChenes, widower, by Deed, dated 03/16/1999 and recorded 03/23/1999 in Book 2061 Page 4151.

TAX CODE: 03/71/52-5

TAX PIN: 03635601381280

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY G. BOCCHINO  
A/K/A ANTHONY GERARD BOCCHINO  
CAROL A. BOCCHINO  
A/K/A CAROL ANN BOCCHINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6513 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Chestnuthill Township, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Hickory Lane, said point being the following three (3) courses and distances from the northeast corner of Pine Lane and Dorshimers Lane: (1) North 60 degrees 37 minutes 04 seconds East, 154.33 feet to a point; (2) North 02 degrees 34 minutes 08 seconds East, 301.41 feet to a point; (3) North 87 degrees 25 minutes 52 seconds West, 110.00 feet to a point; thence along land of the Weir Lake Development Company the following two (2) courses and distances: (1) South 87 degrees 25 minutes 52 seconds East, 110.00 feet to a point; (2) South 02 degrees 34 minutes 08 seconds West, 80.00 feet to a point; thence along the line between Lot #84 and Lot #85, North 87 degrees 25 minutes 52 seconds West, 110.00 feet to a point; thence along the East side of Hickory Lane, North 02 degrees 34 minutes 08 seconds East 80.00 feet to the place of BEGINNING.

CONTAINING 8,800 square feet of land.

BEING Lots No. 83 and 84 as shown on the plan of Weir Lake Development Company, prepared by TNT Associates dated September 3, 1976 and recorded in Plan Book 30, page 87.

UNDER AND SUBJECT, however, to the covenants, conditions and restrictions set forth in Monroe County Deed Book Vol. 789 at page 305.

TITLE TO SAID PREMISES VESTED IN Vincent J. Pizzolo and Leah A. Pizzolo, his wife, by Deed from Joseph J. Benyo and Irene E. Benyo, his wife, dated 10/11/1989, recorded 10/12/1989 in Book 1705, Page 860.

TAX CODE: 02/9D/1117

TAX PIN: 02624818308061

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VINCENT J. PIZZOLO

LEAH A. PIZZOLO

A/K/A LEAH PIZZOLO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6527 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 with the improvements thereon erected, situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being more particularly described as follows:

BEING all of Lot 5001, Section QQ-2, as shown and designated on Map of Indian Mountain Lakes, Section QQ-2 made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, and recorded at the Office of the Recorder of Deeds of Monroe County on February 3, 1983, in Map Book 51, Page 31.

BEING Lot No. 5001, Section QQ-2 as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated January 11, 1982.

BEING the same premises which Robert Saniscalchi and Gloria Saniscalchi, husband and wife by Special Warranty Deed dated January 25, 2007 and recorded February 8, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2296 Page 1309, granted and conveyed unto Don Lertdarapong

TAX ID: 20/8K/1/24  
PIN: 20632001493669

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DON LERTDARAPONG

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6553 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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, bounded and described as follows, to wit:

**BEGINNING** at a corner in the middle of the public road leading from Coolbaugh to the Porters Lake Road, passing the Pond Hole School House, and being also in the line of lands of the estate of Porter Overfield; thence along the middle of said road North seventy eight and one half degrees West, two hundred fifty five and one half feet to a corner in said road; thence along other lands of the parties of the first part, of which this lot was formerly a part, North one and three quarters degrees East, one hundred seventy one and one half feet to a large cherry tree; thence still along said grantors land, South eighty five and three quarters degrees East two hundred fifty four feet to a large oak tree; thence along lands of the Estate of Porter Overfield, deceased, South two degrees West two hundred and seven feet to the place of **BEGINNING**. **CONTAINING** one and one tenth acres, be the same more or less.

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

**TITLE TO SAID PREMISES VESTED** IN Gerald P. McElwain, by Deed from Gerald L. McElwain, a/k/a Gerald P. McElwain and Vera P. McElwain, a/k/a Vera L. McElwain, his wife., dated 03/21/2007, recorded 03/30/2007 in Book 2300, Page 8039.

TAX CODE: 09/7/1/85

TAX PIN: 09734403231362

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GERALD P. MCELWAIN

A/K/A GERALD L. MCELWAIN

A/K/A GERALD PAUL MCELWAIN

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

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

## MONROE LEGAL REPORTER

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6607 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**PARCEL 1:**

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

**BEGINNING** at an iron pin on the southerly side of the public road leading from Tannersville to Cherry Land and which iron marks the most westerly corner of the lot of Thomas S. & Nancy J. Besecker, thence along the southerly side of said road, South 51 degrees, 10 minutes West 200 feet to an iron 16½ feet from the middle of the road, thence along other land of the grantors hereof and of which this was formerly a part, South 32 degrees 45 minutes East 250 feet to an iron marker; thence by the same, North 42 degrees 15 minutes East 320 feet to a stone corner of the lot of Thomas & Nancy Besecker; thence along this lot, North 63 degrees 30 minutes West 222 feet to the point of beginning. Containing 1.349 acre, more or less, surveyed and description prepared by Harry T. Hamblin, R.E., April 1963.

**PARCEL 2:**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, known as Lot 7A as shown on a plan titled "Subdivision of lands of Elsie P. Besecker" dated November 3, 1994 (last revised 12/6/94) as prepared by Frank J. Smith Jr., Inc. Registered surveyors of Marshalls Creek, Pennsylvania, and recorded in Plot Book 69, Page 153.

Containing 0.535 acres gross, more or less.

This lot is intended to be attached to and become and inseparable part of other lands of the grantee described in Monroe County Deed Book Volume 309 at Page 24.

As described in Mortgage Book 2283 Page 8250 Being Known As: 124 Cherry Lane Road, East Stroudsburg, PA 18301

TAX CODE: 12/2/11-2

PIN NO.: 12638200363273

**TITLE TO SAID PREMISES IS VESTED IN** Kim A. Benson, single by deed from Jeffrey Woodling, Executor of the Estate of Marjorie B. Woodlong, deceased dated 10/03/2006 recorded 10/10/2006 in Deed Book 2283 Page 8244.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KIM A. BENSON

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6660 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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** piece, parcel or tract of land situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot #15, on a Subdivision of Plan of Section V, Pine Hill Estates, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 54, Page 3. This property is designated as 11 Cedar Road, Mount Pocono, PA.

**UNDER AND SUBJECT**, nevertheless, to the Declaration of Covenants, Conditions, Restrictions and Easements for Pine Hill Estates, Section V, as recorded in Deed Book Volume 1374, page 27.

**TITLE TO SAID PREMISES VESTED IN** Kouassi Kouadio, by Deed from Mary C. Speicher, widow, dated 09/11/2002, recorded 09/13/2002 in Book 2131, Page 3841.

TAX CODE: 10/1/134-15

TAX PIN: 10635620815781

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KOUASSI KOUADIO

A/K/A KOUASSI J. KOUADIO

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

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

# MONROE LEGAL REPORTER

are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6724 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** parcel of land situated in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 15, Block 2, Poplar Bridge Estates, as shown on plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 93.

**BEING THE SAME PREMISES** which Joseph O'Rourke, II and Jennifer L. O'Rourke, husband and wife, by deed dated 12/17/1999 and recorded 12/22/1999 in Book 2073 Page 3405 conveyed to Russell A. Siple and Elizabeth A. Roslan-Siple, husband and wife.

Pin #: 09-7324-04-62-4754  
Tax Code #: 0/10A/3/16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ELIZABETH A. ROSLAN-SIPLEY  
RUSSELL A. SIPLEY

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6724 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 106, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 32, Page(s) 105, 111.

Under and subject to the recorded Covenants and Restrictions, recorded March 21, 1989, in Record Book Vol. 1672, Page 238.

PARCEL NO. 17/15D/1/128  
PIN NO. 17639203147609

Title to said premises is vested in Lisa A. Strelko and Eleanor Greene by deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated April 27, 1997 and recorded October 22, 1997 in Deed Book 2041, Page 2474.

Being Known As: 800 Penn Estates, East Stroudsburg, Stroud, Monroe County, PA 18301  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELEANOR GREENE  
LISA A. STRELKO

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 684 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:

# MONROE LEGAL REPORTER

THURSDAY, MARCH 27, 2014  
AT 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, lot and parcel of land situate on the southwesterly side of Simmons Road in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, designated as Lot No. 10 on the plan of High Point Gardens as recorded in the office for the Recording of Deeds at Stroudsburg, Pennsylvania in Map Book 19, Page 9, bounded and described as follows:

Lot No. 8; Beginning at a point on the southwesterly right-of-way line of Simmons Road, (40 feet wide), said point being located 1,220.27 feet southeasterly of the easterly right-of-way line of Pennsylvania Route 196; thence extending along the south westerly right-of-way line of Simmons Road, South 52 degrees 25 minutes 57 seconds East, 201.23 feet to a point at the beginning of a curve; thence extending along the southwesterly right-of-way line of the cul-de-sac terminating Simmons Road the following two, (2) courses and distances: (1) along the arc of a circle curving to the right having a radius of 30.00 feet, an arc length of 26.87 feet to a point at the end of one curve and the beginning of another curve, (2) extending along the arc of a curve to the left having a radius of 50.00 feet, an arc distance of 40.15 feet to a point; thence extending along the northwesterly property line of now or late Albert K. Michael, South 42 degrees 52 minutes 21 seconds West, 146.57 feet to a point; thence extending along the northeasterly property line of Radio Church of God, North 52 degrees 25 minutes 57 seconds West, 245.50 feet to a point; thence extending along the southeasterly property line of Lot No. 9 of High Point Gardens North 37 degrees 34 minutes 03 seconds East, 175.74 feet to the place of beginning.  
Containing 1.002 acres.

**BEING KNOWN AS:** 8 Simmons Road, High Point Gardens, a/k/a Lot 8 Simmons Road, High Point, Tobyhanna, PA 18466

**TAX CODE:** 3/4/11/14/12  
**PIN NO.:** 03635604942288

**TITLE TO SAID PREMISES IS VESTED IN** Cecelia L. Mills by deed from Bertram Schwartz, single dated 10/29/2001 recorded 11/01/2001 in Deed Book 2107 Page 7903.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** CECELIA L. MILLS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6850 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Pocono, Monroe County, Pennsylvania, being Lot or Lots No. 93, Section G-1, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 61, Page(s) 191 and 192.

**TITLE TO SAID PREMISES VESTED IN** Manuel A. Serrano and Ada I. Serrano, h/w, by Deed from Thomas E. Schenck and Nancy N. Schenck, h/w, dated 11/17/2005, recorded 11/23/2005 in Book 2249, Page 119.

**TAX CODE:** 12/86093

**TAX PIN:** 12-6393-03-10-0920

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** ADA I SERRANO  
MANUEL A SERRANO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6869 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe

## MONROE LEGAL REPORTER

County Courthouse, Stroudsburg, Monroe  
County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of ground  
situate in the Township of Coolbaugh, County of  
Monroe and State of Pennsylvania, being Lot No.  
226, Section C, 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 63 and 65.

**TOGETHER with all rights and privileges and  
UNDER AND SUBJECT** to the covenants, ex-  
ceptions, conditions, reservations and restric-  
tions as of record.

**TITLE TO SAID PREMISES VESTED IN Jose  
Paulino, by Deed from The Mendel Murkis and  
Zlata Murkis Living Trust and Mendel Murkis and  
Zlata Murkis, as Co-Trustees, dated May 19, 1992  
and Mendel Murkis, individually and Zlata Murkis,  
individually, dated 10/21/2005, recorded  
10/25/2005 in Book 2245, Page 1448.**

**TAX CODE: 03/8B/1/82**

**TAX PIN: 03635819618415**

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

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

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

A schedule of proposed distribution for the pro-  
ceeds received from the above captioned sale  
will be on file in the Office of the Sheriff within  
thirty (30) days from the date of the sale.  
Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 6925 CIVIL 2012, I, Todd A.  
Martin, Sheriff of Monroe County, Commonwealth  
of Pennsylvania will expose the following  
described real estate to public sale in the Monroe  
County Courthouse, Stroudsburg, Monroe  
County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 lot of land sit-  
uated in the Township of Polk, County of Monroe  
and Commonwealth of Pennsylvania, being Lot  
No. 2, on plan titled 'The Estates of Scheller Hill'

recorded in Plot Book 76, Page 90, being fully  
described as follows, to wit:

Beginning at a point in or near the centerline of  
Scheller Hill Road, (TR430) being a corner of Lot  
No.3, The Estates at Scheller Hill, thence along  
Lot No. 3, the following two courses and dis-  
tances:

1. S 52 degrees 34 minutes 24 seconds W (at  
25.00 feet passing over an iron) for 80.00 feet to  
an iron;

2. S 53 degrees 47 minutes 05 seconds W (MM)  
for 400.68 feet to an iron in line of Lot No. 9,  
Country Woods, thence along Lot No. 9 and Lot  
No. 10, Country Woods, N 05 degrees 21 minutes  
50 seconds W for 175.08 feet to an iron a corner  
of Lot No. 1, The Estates at Scheller Hill, thence  
along Lot No. 1, the following two courses and  
distances:

1. N 53 degrees 47 minutes 05 seconds for 308.44  
feet to an iron;

2. N. 53 degrees 20 minutes 00 second E (at 55.00  
feet passing over an iron) for 80.00 feet to a point  
in or near the centerline of Scheller Hill Road  
(TR430), thence in or near the centerline of  
Scheller Hill Road, (TR430) the following two  
courses and distances:

1. S 36 degrees 40 minutes 00 second E for 56.25  
feet to a point;

2. S 37 degrees 25 minutes 37 seconds E for  
93.00 feet to the place of beginning.  
Containing 1.4975 acres more or less.

**TOGETHER WITH and UNDER and SUBJECT** to  
all Easements, Covenants and Restrictions set  
forth in chain of title.

**TITLE TO SAID PREMISES VESTED IN Raymond  
Kosakowski and Linda Kosakowski, h/w, as ten-  
ants by the entireties, by Deed from Robert E.  
Serfass and Tracy Serfass, dated 12/18/2006,  
recorded 12/28/2006 in Book 2292, Page 1655.**

**TAX CODE: 13/93804**

**TAX PIN: 13621700675224**

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: LINDA KOSAKOWSKI  
RAYMOND KOSAKOWSKI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 7271 CIVIL 2012, I, Todd A.  
Martin, Sheriff of Monroe County, Commonwealth

## MONROE LEGAL REPORTER

of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

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

**BEGINNING** at an iron pipe on the Southerly R.O.W. line of Naomi Lane as shown on a map entitled 'Map of Lots owned by Naomi Cottages, Inc.', said iron pipe being also the most Northeasterly corner of Lot 6 as shown on said map; thence along said R.O.W. line of Naomi Lane S 65 degrees 03 minutes 30 seconds E 100.00 feet to an iron pipe; thence along Lot 8 S 24 degrees 56 minutes 30 seconds W 195.63 feet to an iron pipe; thence along lands of Oaklyn Park, Section C, N 67 degrees 32 minutes 50 seconds W 100.10 feet to an iron pipe; thence along Lot 6 N 24 degrees 56 minutes 30 seconds E 199.97 feet to the place of **BEGINNING**. Containing 19,780 square feet, and being Lot No. 7 as shown on Map of Lands owned by Naomi Cottages, Inc., Barrett Township, Monroe County, Pennsylvania, dated March 24, 1967 prepared by Robert E. Felker, R.S. said Map being recorded in the Recorder's Office for Monroe County at Stroudsburg, Pennsylvania in Plot Book Vol. 11, Page 113.

**TITLE TO SAID PREMISES VESTED** in Jack Faler and Deborah A. Faler, h/w, by Deed from Jack Faler, a married man, dated 09/01/1993, recorded 09/24/1993 in Book 1910, Page 1192.

**TAX CODE:** 01/15/1/93-44

**TAX PIN:** 01638701473420

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

DEBORAH A. FALER

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOHN MICHAEL KOLESNIK,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7305 CIVIL 2012, I, Todd A.

Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 602 Section H, as shown on a Map of A Pocono Country Place filed in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 21, 23 and 25.

**BEING THE SAME PREMISES** which Ryan O'Neil Deer, by deed dated 10/15/2011 and recorded 11/14/2011 in Book 2394 Page 1205 conveyed to Mary Tennent-Murray.

Pin #: 03635805074683

Tax Code #: 03/8E/1/516

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** MARY TENNENT-MURRAY

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ANDREW GORNALL,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7307 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land, situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania and known as Townhouse Lot # L3/18 Elm Court, as depicted on that certain plan entitled "Planned Residential Development, The Oaks, Oak Street Construction Inc.," dated



## MONROE LEGAL REPORTER

September 24, 2003, as revised, prepared by Achterman Associates, and recorded on November 4, 2003, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, Stroudsburg, Pennsylvania, at Map Book Volume 75, Page 192, et. seq.

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

UNDER AND SUBJECT to the Declaration of Protective Covenants, Conditions and Restrictions for The Oaks, a Townhouse Neighborhood, dated November 10, 2003 and recorded on November 12, 2003 in the Office for the Recorder of Deeds, at Stroudsburg, in and for the County of Monroe and Commonwealth of Pennsylvania in Deed Book Volume 2173, at Page 8248.

SUBJECT however to the RESTRICTIVE COVENANTS as shown on Planned Residential: Development, The Oaks, Oak Street Construction Inc., dated September 24, 2003.

Also, UNDER AND SUBJECT to all covenants, notes and restrictions set forth on the above referenced plan filed in Map Book Volume 75, Page 192, et seq.

FURTHER UNDER AND SUBJECT to any and all easements and/or rights of way which may appear in the chain of title.

BEING THE SAME PREMISES which Oak Street Construction Inc., by deed dated 09/17/2004 and recorded 09/21/2004 in Book 2202 Page 6444 conveyed to Jamie Wallace.

Pin #: 05730108797990

Tax Code #: 05/97235

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMIESE WALLACE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7533 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, MARCH 27, 2014  
AT 10:00 A.M.

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

### CHECK OR CASH

#### LEGAL DESCRIPTION

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

BEGINNING at an iron pin located in the northerly right-of-way of Tim Street, said iron pin being the South corner of the herein described tract and the East corner of Lot No. 33, Section Two, Woodhills Estates; thence leaving said northerly right-of-way of Tim Street and proceeding along the East line of the aforementioned Lot No. 33, North 30 degrees 50 minutes 26 seconds West 250.00 feet to an iron pin; thence along part of the South line of Lot No. 29 and part of the South line of Lot No. 28, Section Two, Woodhills Estates, North 59 degrees 09 minutes 34 seconds East 200.00 feet to an iron pin; thence along the West line of Lot No. 35, Section Two, Woodhills Estates, South 30 degrees 50 minutes 26 seconds East 250.00 feet to an iron pin located in the aforementioned northerly right-of-way of Tim Street; thence along said northerly right-of-way of Tim Street South 59 degrees 09 minutes 34 seconds West 200.00 feet to the place of BEGINNING.

BEING meant to be all of Lot 34, Section Two, Revised, Woodhills Estates, as shown on a plotting of lots of Section Two, Revised Woodhills Estates, by Albert E. Smith, Registered Surveyor, dated May 1969, revised July 5, 1972, F. Lee Banta, owner, and placed on record in the Recorder of Deeds Office, Stroudsburg, Monroe County, Pennsylvania, in Map Book Volume 18, page 123.

SUBJECT to conditions and restrictions more fully listed and described in Deed Book 2097, page 1610.

This conveyance is further made and subject to all covenants and stipulations as set forth on hereinabove recited plotting of lots of Woodhills Estates.

Under and subject to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

PARCEL NO. 07/8A/2/20  
PIN 07637003307649

Title to said premises is vested in Richard J. Michaels and Jodi M. Michaels, husband and wife, by deed from RICHARD J. MICHAELS, MARRIED MAN, JOINED BY JODI M. MICHAELS, HIS WIFE, dated July 21, 2004 and recorded July 26, 2004 in Deed Book 2197, Page 2657.

Being Known As: 222 Tim Street, Stroudsburg, Hamilton, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JODI M. MICHAELS  
RICHARD J. MICHAELS

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

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

Todd A. Martin  
Sheriff of Monroe County

# MONROE LEGAL REPORTER

Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7534 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, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lot No. 276, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Pages 105 & 107.

BEING THE SAME PREMISES which Robin S. Wall and William E. Wall III, by deed daetd 06/22/2002 and recorded 07/05/2002 in Book 2125 Page 9943 conveyed to Robin S. Wall and William E. Wall III.

Pin #: 17639201355543  
Tax Code #: 1715B/2/55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM E. WALL III

ROBIN S. WALL

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

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

Pleas of Monroe County, Commonwealth of Pennsylvania to 7535 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

All that certain Lot/Lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots NO. 455, Section L, as shown on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 7, 9 and 11.

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.

BEING THE SAME PREMISES which Chapel Creek Homes, Inc., a Pennsylvania Corporation, by deed dated 03/05/1997 and recorded 03/06/1997 in Book 2033 Page 9796 conveyed to Marvin Wiggins and Christine Wiggins, as single individuals, as joint tenants with the right of survivorship and not as tenants in common.

Pin #: 03635916935815

Tax Code #: 03/9D/1/205

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTINE WIGGINS

MARVIN WIGGINS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7628 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014

# MONROE LEGAL REPORTER

AT 10:00 A.M.

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

**ALL THAT CERTAIN parcel, piece or tract of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being described according to a Final Subdivision Plan for Keystone Hollow Corporation, Regina Tract Subdivision Plan (Phase 2) and prepared for Herbert, Rowland and Grubic, Inc., (HRG) dated 12/23/2004 and recorded 01/16/2006 in Plan Book 78 page 10, and described as follows to wit:**

**BEING LOT #12 as shown on said plan BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by deed dated 09/18/2007 and recorded 10/04/2007 in Book 2317 Page 8731 conveyed to Christopher Swiney and Tamara Thorpe-Swiney.**

**Pin #: 09733302653808**

**Tax Code #: 09/98182**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER SWINEY TAMARA THORPE SWINEY**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE**

**Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14**

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7653 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:**

**THURSDAY, MARCH 27, 2014**

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

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

**ALL THAT parcel of land in the township of Chestnuthill Twp., Monroe County, Commonwealth of Pennsylvania, as more fully described in deed book 2086, page 3050, being known and designated as lot 5 as shown on a map entitled 'The Highlands', filed in plat book 21, page 127.**

**TITLE TO SAID PREMISES VESTED IN Mary E. Lynch, a married woman, by Deed from Barry D. Sponsler and Mary E. Lynch, h/w, dated**

**07/14/2006, recorded 10/16/2006 in Book 2284, Page 3886.**

**TAX CODE: 02/14A/1/13**

**TAX PIN: 02633003105281**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARY E. LYNCH  
A/K/A MARY ELLEN LYNCH**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE**

**Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14**

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

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7617 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, MARCH 27, 2014**

**AT 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 Coolbaugh, County of Monroe, and State of Pennsylvania, marked and designated as Lot No 3304, Section 7, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' and recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 123.**

**BEING the same premises which Bill Thompson and Mary R. Thompson, his wife, by their deed dated March 17, 1998, and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 2046, Page 25998, granted and conveyed unto Paoletti, Inc., a Pennsylvania Corporation, grantor hereof, in fee. Being Known As: 3304 Gloucester Road, Tobyhanna, PA 18466**

**TAX CODE: 3/4B/2/141**

**PIN NO.: 03636703216277**

**TITLE TO SAID PREMISES IS VESTED IN Bradley Abramowitz and JoAnne Abramowitz, aka Joanne Abramowitz, h/w by deed from Paoletti, Inc., a Pennsylvania Corporation dated 10/05/2001 recorded 10/09/2001 in Deed Book 2106 Page 1049.**

**Having been erected thereon a single family**

## MONROE LEGAL REPORTER

dwelling.  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: BRADLEY ABRAMOWITZ  
JO ANNE ABRAMOWITZ  
A/K/A JOANNE ABRAMOWITZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8018 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN lot, parcel or piece of ground described as follows:**

SITE 132, Section 1, located within Tobyhanna Township, Monroe County, and Commonwealth of Pennsylvania, as recorded in the Office for Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania on the Final Amended Site Plan of "Phase 1B, Pinecrest Lake" recorded in Plot Book 72, Page 166.

**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 and as may be revised from time to time.

**ALSO UNDER AND SUBJECT** to terms and conditions, of the Funded Community Trust Agreement "Pinecrest Lake Community Trust Document" as recorded in the aforementioned Recorder's Office in Record Book Volume 1338, Page 147 through 171; First Amendment recorded in Record Book Volume 1605, Page 712 through 715.

**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 recital.

BEING TAX CODE No. 19/91604.  
BEING PIN No. 19633404748638

**TITLE TO SAID PREMISES IS VESTED IN** William Vlasich and Sheila Vlasich, husband and wife by Deed from Spectrum Pinecrest, L.L.C., a Pennsylvania Limited Liability Company dated August 2, 2002 and recorded August 13, 2002 in Deed Book 2128 Page 8911.

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: WILLIAM VLASICH  
AND SHEILA VLASICH

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EVERETT K. SHEINTOCH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8022 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, MARCH 27, 2014  
AT 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 situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 17, Section Three, as shown on 'Plotting of Sierra View, Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 32, Page 69.**

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

**TITLE TO SAID PREMISES VESTED IN** Dawn H. Pisanchik, an unmarried woman, by Deed from First Star Savings Bank, dated 10/15/1999, recorded 10/15/1999, in Deed Book 2070, page 4553.

TAX CODE: 20/3B/1/55  
TAX PIN: 20632102963913

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: DAWN H. PISANCHIK

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8136 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Tobyhanna Township, City of Pocono Lake, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 15 ABC, Block A-115 as set forth on a map entitled Plan of Lots Arrowhead Lake, Section 5, Tobyhanna, and Coolbaugh Townships, Monroe County, Pennsylvania, dated May 1965, Scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County in Plot Book Volume 9 page 169, May 4, 1965.**

**TITLE TO SAID PREMISES VESTED IN Deirdre A. Petrides, by Deed from David F. Slider, III and Mary Jane Slider, h/w, dated 04/25/2002 in Book 2123, Page 5513.**

**TAX CODE: 19/17C/1/13  
TAX PIN: 19539607781050**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEIRDRE A. PETRIDES**

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

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

are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8145 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING at an iron pipe on the northwesterly line of Sanders Court, a common corner of Lot No. 12 and Lot No. 11, as shown on a plan title "Revised Section 1, Murray Pocono Estates, Middle Smithfield Township, Monroe County, PA, Mountaintop Inn, Inc., owner and developer" dated June 19, 1974, prepared by Edward C. Hess Associates, Inc., Stroudsburg, PA, and recorded in Plot Book Volume 25, Page 5; thence along the westerly line of Sanders Court South 43 degrees 45 minutes 55 seconds West, 148.66 feet to an iron pipe; thence by Lot No. 10 North 46 degrees 14 minutes 05 West 280.81 feet to an iron pipe in line of lands of Mountaintop Inn, Inc., thence by lands of Mountaintop Inn, Inc., of which this lot was formerly a part, North 33 degrees 49 minutes 38 second East 150.93 feet to an iron pipe; thence by Lot No. 12 South 46 degrees 14 minutes 05 seconds East 306.86 feet to the place of BE-**

**GINNING.**  
**CONTAINING 1.003 acres more or less.**  
**BEING Lot No. 11 as shown on the aforementioned plan.**

**BEING the same premises which Calvin S. Douglas, by Deed dated October 3, 1989 and recorded in the Office of the Recorder of Deeds of Monroe County on October 3, 1989 at Deed Book Volume 1703, Page 1647, granted and conveyed unto Calvin S. Douglas and Leonie V. Douglas, husband and wife, Calvin S. Douglas is deceased and by operation of law the property is conveyed to his wife, Leonie V. Douglas.**

**TAX CODE: 09/9B/1/13  
PIN NUMBER: 09733303123662**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LEONIE V. DOUGLAS**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8150 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, MARCH 27, 2014  
AT 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, with the improvements thereon erected, situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 342, Section No. L, as shown on map of A Pocono Country Place on file in the Records Office of Stroudsburg, Pennsylvania, in Plot Book No. 24, Pages 7, 9 and 11.**

**BEING THE SAME PREMISES which Robert Hatosy, by deed dated 04/17/1998 and recorded 04/20/1998 in Book 2047 Page 2448 conveyed to Stephen P. Hatosy.**

Pin #: 03-6359-16-84-9603  
Tax Code #: 3/9D/1/92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEPHEN P. HATOSY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE

SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8152 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 tract of land situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, more particularly bounded and described as follows to wit:

Beginning at a point in the middle of a thirty-three feet wider right of way known as Pocono Drive, said point also being the southwesterly corner of Lot No. M-179; thence, along the middle of Pocono Drive South five degrees five minutes East one hundred forty feet to a point; thence, North seventy-three degrees twenty-one minutes East two hundred four and one-half feet to a point; thence, North five degrees thirty-six minutes West one hundred feet to a point; thence, North eighty-four degrees sixteen minutes West eighty-eight and five-tenths feet to a point; thence, South seventy-five degrees fifty-six minutes West one hundred twelve and five tenths feet to the place of beginning.

Being Known As: 67 Pocono Heights, East Stroudsburg, PA 18301

TAX CODE: 9/10A/1/125  
PIN NO.: 09732403103661

**TITLE TO SAID PREMISES IS VESTED IN Joseph A. Uliana, Jr., as tenant by severalty by deed from Colin Deshaw and Suzanne Deshaw, husband and wife dated 03/05/2007 recorded 03/07/2007 in Deed Book 2298 Page 5066.**

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH A. ULIANA 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  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE

# MONROE LEGAL REPORTER

OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8156 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN lot, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, described as follows:**

Being Lot No. 6, as shown on map titled Evergreens Estates, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, on February 23, 20014, in Plot Book Volume 76, Page 19.

Being Known As: 6 Evergreen Estates, East Stroudsburg, PA 18301

TAX CODE: 9/97277

PIN NO.: 09732500507558

**TITLE TO SAID PREMISES IS VESTED IN Gilbert Casanovas and Susan Casanovas, husband and wife by deed from ROME, Inc. dated 10/18/2003 recorded 03/05/2004 in Deed Book 2183 Page 7254.**

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GILBERT CASASNOVAS  
SUSAN CASASNOVAS

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8169 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

**ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN JACKSON TOWNSHIP, MONROE COUNTY, PENNSYLVANIA DESIGNATED AS LOT 32 A SHOWN ON A MAP ENTITLED "FINAL PLAT OF PENNBROOK FARMS (PHASE L)", DATED MAY 16, 1994, PREPARED BY B.T.T. ASSOCIATES, INC., AND FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR MONROE COUNTY, PLOT BOOK 66, PAGE 72 BEING KNOWN AS: 100 Pocono Creek Drive, Stroudsburg, PA 18360**

TAX CODE: 08/89354

PIN NO.: 08635100555149

**TITLE TO SAID PREMISES IS VESTED IN John M. Valentine BY DEED FROM Meridian Holdign Corp. DATED 03/07/2003 RECORDED 12/09/2003 IN DEED BOOK 2176 PAGE 2690.**

**HAVING BEEN ERCTED THEREON A SINGLE FAMILY DWELLING.**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN M. VALENTINE

PATRICIA VALENTINE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8210 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN piece, parcel of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 173, Section G, as shown and made on a map of "A Pocono Country Place" recorded in the Monroe County Recorder of Deeds Office in Plot Book No. 19 Pages 11, 17 and 19 and more commonly known as Lot 173, Section G, Parkview Drive, Tobyhanna, Pennsylvania.**

Being Known As: 7196 Parkview Drive, Tobyhanna, PA 18466

TAX CODE: 3/8D/1/473

PIN NO.: 03635810366457

**TITLE TO SAID PREMISES IS VESTED IN Robert Maynard and Linda M. Maynard, their heirs and assigns by deed from IB Property Holdings, LLC,**

## MONROE LEGAL REPORTER

by: Kathleen M. Sovic, Vice President dated 11/22/2004 recorded 12/07/2004 in Deed Book 2209 Page 9487.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA M. MAYNARD  
ROBERT MAYNARD

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8227 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THOSE CERTAIN** lots, parcels or pieces of land situate in the Township of Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania, being Lots No. 218 and 219, Section A, Stillwater 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/Pages8/121.

Being Known As: 218 Woodland Drive, Pocono Summit, PA 18346

TAX CODE: 19/4A/1/94

PIN NO.: 19634504548735

TITLE TO SAID PREMISES IS VESTED IN Tina Manganiello, unmarried by deed from William Scialabba and Lynda Scialabba, husband and wife dated 10/17/2003 recorded 10/20/2003 in Deed Book 2171 Page 1230.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TINA HAGUE  
A/K/A TINA MANGANIELLO

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8275 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

LEGAL DESCRIPTION

**ALL THOSE CERTAIN** lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot 4, Block 4, Unit 2, of Pocono Lakeshores Inc., recorded in the Office of the Recorder of Deeds Office of Monroe County, Pennsylvania, at Stroudsburg, in Plot Book 8, page 94.

BEING PART OF TAX CODE NO. 9/14A/2-4/2 WILL BE TAX CODE NO. 9/93751 IN 2005.

BEING Lots 6 & 8, in Block 4, Unit 2, of Pocono Lakeshores Inc., recorded in the Office of the Recorder of Deeds Office of Monroe County, Pennsylvania, at Stroudsburg, in Plot Book 8, page 94.

BEING Tax Code No. 9/14A/2-4/6.

Under and Subject to all conditions, covenants and restrictions as of record.

PIN 09731502861166 and 09731502862110

Title to said premises is vested in Edmund Giroux and Dorothy Giroux, husband and wife, by deed from PHILIP DIBELLO and KAREN P. DIBELLO, husband and wife, dated Sept. 20, 2004 and recorded Sept. 16, 2004 in Deed Book 2002, page 2582.

Being Known As: 20406 Casper Road, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

Edmund Giroux, departed this life on April 30, 2012 leaving title solely with Dorothy Giroux.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOROTHY GIROUX

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



## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28, March 7, March 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8323 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THOSE FOUR CERTAIN lots situate in the development known as "Mountain Top Estates, Middle Smithfield Township, Monroe County, Pennsylvania," designated as Lots No. 654, 655, 656, and 657, Section II, as shown on the map of lands of Clinton R. Alden Plot No. II, recorded in the Office for the Recording of Deeds at Stroudsburg, Monroe County, Pennsylvania, in Map Book Volume 10, page 111 (previously incorrectly referenced as Map Book Volume 10, Page 109).

BEING THE SAME PREMISES which Donald Murphy and Jean Murphy, husband and wife, by deed dated 08/29/2006 and recorded 09/01/2006 in Book 2279 Page 6681 conveyed to McThaddeus Holden.

Pin #: 09734503319142  
Tax Code #: 09/4B/1/25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MCTHADDEUS HOLDEN

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

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

within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8335 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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. 912, Section F, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 24, page 47, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan of Record.

**TITLE TO SAID PREMISES VESTED IN** Kerriann Deacon and Darin Deacon, her husband from Edna Schuttinger, as executor of the estate of August Schuttinger, Jr., deceased, by Deed, recorded 02/07/2003 in Book 2144 Page 3246.

TAX CODE: 19/3D/1/67  
TAX PIN: 19634401167305

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KERRIANN DEACON  
DARIN DEACON

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE

## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8340 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania bounded and described as follows:

Being Lot No. 31, Section K, as shown on plan of lots entitled "Plotting No. 1, Leisure lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 9, Page 103.

**BEING THE SAME PREMISES** which Song Hui Park, by deed dated 07/18/2006 and recorded 07/27/2006 in Book 2275, Page 5995 conveyed to Song Hui Park and Hyo Si Park, wife and husband.

Pin #: 09731602852641

Tax Code #: 09/13B/1/71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SONG HUI PARK  
HYO SI PARK

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  
ANDREW GORNALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8353 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, MARCH 27, 2014  
AT 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 PA, more particularly described as follows:

Lot 511 Block - Section G-11 being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within the one of the following plats: a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section 0-1 of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats Monroe County on April 24, 1969, in Plat Book 12, page 61; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-IX of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968, approved by the Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats, Monroe County on April 24, 1969, in Plat Book 12, page 63; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section 0-111 of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated December 28, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats Monroe County on April 24, 1969, in Plat Book 12, page 65, said lot having a frontage on Thunder Drive of 85.68 feet and a rear line of 74.53 feet; Northerly side line of 150.00 feet and a Southerly side line of 152.75 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

**BEING THE SAME PREMISES** which Thomas Petorak, by deed dated 10/11/2005 and recorded 10/14/2005 in Book 2243 Page 9938 conveyed to Marina Capriano.

Pin #: 03-6345-02-97-0052

Tax Code #: 3/14C/3/116

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARINA CAPRIANO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS PULEO,  
ESQUIRE

Sheriff's Office

# MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8380 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, MARCH 27, 2014  
AT 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 of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 75, Section No. A as shown on Map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 57 and 61.

TITLE TO SAID PREMISES VESTED IN Benny Karas, married, by Deed from Angelina Thomas, nbm, Angelina Ronolet, married, dated 03/02/2006, recorded 03/03/2006 in Book 2259, Page 7772.

TAX CODE: 03/3B/1/67

TAX PIN: 03635820813340

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BENNY KARAS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8501 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, MARCH 27, 2014  
AT 10:00 A.M.

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

AT 10:00 A.M.  
**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

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

Lot 6, being A-2003, as set forth on map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Twenty, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1 inch to 100 feet by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book 25, Page 29, on January 17, 1975.

Being Known As: 6 Choctaw Drive, Pocono Lake, PA 18347

TAX CODE: 3/19C/1/381

PIN NO.: 03630713242982

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Digerardo and Annette R. Digerardo, his wife by deed from C. Richard Schott and Judith Schott, his wife, as tenants by the entireties dated 06/13/1986 recorded 07/03/1986 in Deed Book 1497 Page 627.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH A. DIGERARDO  
ANNETTE R. DIGERARDO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8689 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

## MONROE LEGAL REPORTER

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Pocono, County of Monroe, and State of Pennsylvania, more particularly described as Lot No. 608, Section B, as shown on map of Ski Haven Lake recorded in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania, in Plat Book Volume 10 at Page 71.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easement as are contained in Monroe County Deed Book 445, page 281 and all deeds and instruments forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Shaun P. Moore, individually, by Deed from Linda Allmond, nfm, Linda M. Berk and George H. Berk, her husband, dated 03/05/2004, recorded 03/15/2004 in Book 2184, Page 3710.

TAX CODE3: 12/5A/1/118

TAX PIN: 12-6374-01-46-2892

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHAUN P MOORE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8888 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 102, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, Pages 105 and 107.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

TITLE TO SAID PREMISES VESTED IN Samuel Diaz, by Deed from Pierre Vales, dated 08/10/2007, recorded 09/07/2007 in Book 2315, Page 6792.

TAX CODE: 17/15D/1/147

TAX PIN: 17639203240838

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SAMUEL 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  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 895 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot of land situate in Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 154, Section K, 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 24, page 1,3, & 5.

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES VESTED IN Alvaro A. Rodriguez, a married man, by Deed from Mark R. Barrale, an unmarried man, dated 01/24/2007, recorded 01/31/2007 in Book 2295, Page 2743.

BEING Lot 1525 BLACK BIRCH WAY TOBY-HANNA, PA 18466-3635

TAX CODE: 03/9E/1/86

PIN NUMBER 03635808898352

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALVARO A. RODRIGUEZ

"All Property Owners' Associations (POA) who

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ANDREW J. MARLEY,

Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8962 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** parcel of land situate in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 46, Fall Creek Estates, Section One, recorded in Plot Book Volume 58, page 101, being described as follows, to wit:

**BEGINNING** at an iron on the northerly side of Fall Creek Terrace said iron being a corner of Lot No. 47. Fall Creek Estates, Section One; thence along Lot No. 47 North 09°46'43" East (magnetic Meridian) for 274.00 feet to an iron in PA State Game Lands No. 38; thence along Pa. State Game Lands No. 38, South 78°26'54" East for 162.53 feet to a stone corner found, a corner of Lot No. 45, Fall Creek Estates, Section One; thence along Lot No. 45 South 46°29'00" East for 42.95 feet to an iron on the westerly side of Overlook Terrace; thence along the westerly side of Overlook Terrace the following two courses and distances: (1) on a curve to the left, having a radius of 225.00 feet and an arc length of 132.49 feet to an iron; (2) South 09°46'43" West for 74.48 feet to an iron; thence along an easement arc on a curve to the right having a radius of 40.00 feet and an arc length of 62.83 feet to an iron; thence along the northerly side of Fall Creek Terrace, North 80°13'17" West for 120.00 feet to the Place of Beginning.

Containing 1.025 acres, more or less.  
**BEING THE SAME PREMISES** which Leighton J. Wehr and Isabel W. Wehr, his wife, by deed dated 05/21/2005 and recorded 06/15/2005 in Book 2228 Page 8048 conveyed to Lansing Fake and Susan B. Fake, his wife.  
Pin #: 08-6352-03-32-0674  
Tax Code #: 8/7B/1/46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LANSING FAKE  
SUSAN B. FAKE

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9020 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 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 Middle Smithfield, Monroe County, Pennsylvania, Being Lot No. 59, Section D as shown on Plan of Lots entitled "Plotting No. 1, Leisure lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kemper, Registered Civil Engineers, deed February 22, 1965" and recorded in the office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 29, page 21.

**UNDER AND SUBJECT** to any and all reservations, conditions, etc., that are contained in the chain of title.

Property Parcel Number 09-7316-04-82-8994.  
**BEING** the same premises which Richard F. Knapp, Jr. and Barbara T. Knapp, Husband and Wife, by Deed dated June 22, 2007 and recorded August 23, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2314 Page 4772 as Instrument No. 200732273, granted and conveyed unto Richard F. Knapp, Jr. and Barbara J. Knapp, Husband and Wife, in fee. **AND** the said Richard F. Knapp, Jr. has since departed this life March 3, 2012, whereby title to the above premises vested in Barbara J. Knapp by right of survivorship.

TAX ID: 09/13A/1/115.  
PIN: 09731604828994.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARBARA J. KNAPP

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 912 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, more fully described as follows, to wit:**

**PARCEL I:**

**BEGINNING** at a pipe, said pipe being the most westerly corner of Lot 1, as shown on a plan titled 'Subdivision of a portion of lands of Ruth Adele Miller Estate' dated May 10, 1982 as prepared by Frank J. Smith Jr., Registered Surveyor of Marshalls Creek, Pennsylvania, and recorded in Plot Book 49, Page 75;

**THENCE 1.)** along said Lot 1, South 37 degrees 20 minutes 08 seconds East 137.73 feet to a pipe in line of lands formerly of D.V.R.R. Co., right of way, now lands of Mountain Manor, Inc.;

**THENCE 2.)** by said lands of Mountain Manor, Inc., on a chord bearing and distance of South 85 degrees 33 minutes 50 seconds West 124.04 feet to an old high pipe;

**THENCE 3.)** by other lands of Mountain Manor, Inc., North 3 degrees 11 minutes 28 seconds West 43.90 feet to a pipe;

**THENCE 4.)** by the same, North 29 degrees 29 minutes 43 seconds East 86.48 feet to the place of **BEGINNING**.

**CONTAINING 0.188 acres.**

**BEING** all of that part of Tract #3 as described in the hereinafter recited deed, situate northerly of the former Delaware Valley Rail Road, now lands of Mountain Manor, Inc.

**PARCEL II:**

**BEGINNING** at a pipe on the easterly side of a private road, being the Southwesterly corner of

lands conveyed by Mountain Lake House, Inc., to Jose Engroba and wife by deed dated July 21, 1972, and recorded in Deed Book Volume 428 Page 661, as shown on a map titled 'Subdivision of Portion of Lands of Ruth Adele Miller Estate' dated May 10, 1982, and recorded in Plot Book 49 Page 75; prepared by Frank J. Smith Jr., Registered Surveyor, Marshalls Creek, PA; thence by said lands of Jose Engroba and wife, South 41 degrees 35 minutes 54 seconds East 109.25 feet to a railroad spike in a stump at the southwesterly corner of lands of Leslie C. Allen and wife; thence by Lot 2, as shown on said map, intended to be conveyed to Leslie C. Allen and wife, South 17 degrees 47 minutes 16 seconds West 181.82 feet to a pipe; thence by lands of Ralph L. Miller Estate (formerly D.V.R.R. Co.), intended to be conveyed to Leslie C. Allen and wife, South 87 degrees 36 minutes 18 seconds West 36.03 feet to a pipe; thence by lands of Laura M. Hellyer (formerly Laura M. Miller) North 37 degrees 20 minutes 08 seconds West 137.73 feet to a pipe; thence along the easterly side of said private road and by lands of Mountain Manor Inc., North 34 degrees 55 minutes 52 seconds East 179.09 feet to the place of **BEGINNING**. **CONTAINING 24,894 square feet, more or less.** **BEING** Lot Number 1 as shown on the above mentioned map.

**TITLE TO SAID PREMISES VESTED IN** Carmen Tirella, by Deed from Jose Engroba, by his agent, Marie D. Engroba, by power of attorney dated January 10, 2006 and Maria D. Engroba, A/K/A Marie Del Carmen Engroba, h/w, dated 07/15/2006, recorded 07/28/2006 in Book 2275, Page 9603.

Parcel no. 1:  
TAX CODE: 16/5/1/11  
TAX PIN: 16732303205341

Parcel no. 2:  
TAX CODE: 16/5/1/16  
TAX PIN: 16732303204154

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9144 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth

## MONROE LEGAL REPORTER

of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or parcels of land, situate, lying and being in the Township of Middle Smithfield Township, Monroe County, and Commonwealth of Pennsylvania, to wit:

**PARCEL I:** Lot No. 3, Block No. 8, and Unit No. 8, PREVIOUSLY AND ERRONEOUSLY REPORTED AS BEING "shown on the survey and original plat 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 Plat Book No. 136, Page 244, reference being made thereto for a more particular description of the lot herein conveyed." Unit No. 8 is on filed in the Monroe County Recorder's Office on Ownership Map recorded in Plat Book No. 59 Page 196.

Tax Parcel No.: 9/14D/8-8/3  
PIN No.: 09-7325-03-33-4775

**PARCEL II:** Lot No. 2, Block No. 8, and Unit No. 8, and Unit No. 8 PREVIOUSLY AND ERRONEOUSLY REPORTED AS BEING "shown on the survey and original plat 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 Plat Book No. 136, Page 244, reference being made thereto for a more particular description of the lot herein conveyed." Unit No. 8 is on filed in the Monroe County Recorder's Office on Ownership Map recorded in Plat Book No. 59 Page 196.

BEING THE SAME premises which Joseph Verdi, single by deed dated July, 7, 1992, and recorded July 8, 1992, in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, PA in Record Book Vol. 1837, Page 1283, granted and conveyed unto Joseph Verdi and Maria Vitale, as Joint Tenants with the Right of Survivorship and Not as Tenants in Common.

Tax Parcel No.: 9/14D/8-8/2  
Pin No.: 09-7325-03-33-4861

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

JOSEPH VERDI AND  
MARIA VITALE A/K/A  
MARIA VERDI

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FARERI,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9199 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, MARCH 27, 2014  
AT 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 Jackson, County of Monroe, and Commonwealth of Pennsylvania, described as follows, to wit:

BEING designated as Unit 454 as shown on a map titled 'Phase 5A - Final Plan - Site Plan, Northridge at Camelback, Jackson Township, Monroe County, PA', dated January 7, 2000 and recorded April 5, 2000, in Plot Book 72-33; the Northwesterly corner of said unit being North 72 degrees 14 minutes 37 seconds East 1037.16 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Upper Deer Valley Road, said corner also being North 39 degrees 07 minutes 23 seconds East 1773.46 feet from the intersection of the centerline of Upper Deer Valley Road with the centerline of SR4006 and the Southwestly corner of said unit being North 73 degrees 28 minutes 16 seconds East 1032.24 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Upper Deer Valley Road, said corner also being North 39 degrees 38 minutes 07 seconds East 1757.13 feet from the intersection of the centerline of Upper Deer Valley Road with the centerline of SR4006, said unit having dimensions as shown on the attached plan titled, 'Unit Plan, Phase 5A, Unit 454, Northridge at Camelback'.

UNDER and SUBJECT to the protective covenants, conditions, easements, affirmative obligations, and restrictions, which are covenants running with the land, contained in the Northridge at Camelback Amended Declaration of Protective Covenants and Restrictions, dated March 22, 1990, amended November 12, 1991, recorded in the aforesaid Recorder's Office in Record Book Vol. 1802, page 126, and any amendments thereto as may be made from time to time.

UNDER and SUBJECT to the terms and conditions of the Northridge at Camelback Trust Document and Deed of Conveyance between Coolmoor Corporation and First Eastern Bank, N.A., Trustee, dated March 22, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1730, page 1024, amended by a Amendment dated November 1, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1760, page 0745, and any amendments thereto as may be made from time to time.

TOGETHER with the right of ingress, egress and regress to and from the premises hereby conveyed, in common with others, in, upon, and over the roads shown on the maps or plans of Northridge at Camelback, a planned residential development, as may be recorded, from time to time, in the Office for the Recording of Deeds of Monroe County, Pennsylvania.

TOGETHER with the right, liberty, privilege, and easement to use the Common Areas and Facilities, and the recreational facilities, as may exist, from time to time, including the Club at Northridge, subject to all the terms and conditions, however, of the aforesaid Declaration of Protective Covenants and Restrictions, as amended, and the Northridge at Camelback Trust Document and Deed of Conveyance, as amended, including, without limitation, the payment of Charges as therein defined.

UNDER AND SUBJECT to the easements, rights and privileges reserved by Camelback Ski Corporation, for itself and its successors and assigns, in the Deed from Camelback Ski Corporation to Coolmoor Corporation, dated January 23, 1990, and recorded, as aforesaid, in Record Book Vol. 1729, page 1133, and which were made applicable to the premises

# MONROE LEGAL REPORTER

conveyed to Coolmoor Corporation by Incline Development Corporation by Deed dated August 9, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1746, page 1436, by virtue of an Agreement dated December 4, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1761, page 1262.

The Grantees, for themselves, and on behalf of their heirs and assigns, by their acceptance and recording of this Deed, acknowledge that this conveyance is subject in every respect to the aforesaid Declaration of Protective Covenants and Restrictions, as amended, and the Northridge at Camelback Trust Document and Deed Conveyance, as amended, and any amendments to the same which may, from time to time, be made; they further acknowledge that each and every provision of both such documents is essential to the successful operation and management of Northridge at Camelback and are in the best interests and for the benefit of all owners therein; and they covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid documents.

The Grantees, for themselves and their heirs and assigns, further acknowledge by the acceptance and recording of this Deed, that additional lands and residential units may be added to the planned residential development known as Northridge at Camelback, subject to necessary government approvals and permits being had and obtained.

TITLE TO SAID PREMISES VESTED IN Ronald B. Stewart and Arleen M. Stewart, h/w, by Deed from Camelback Ski Corporation, a Pennsylvania corporation, dated 09/09/2002, recorded 09/17/2002 in Book 2131, Page 5405.

TAX CODE: 08/91660

TAX PIN: 08635320820131

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ARLEEN M. STEWART A/K/A ARLEEN STEWART**

**RONALD B. STEWART A/K/A RONALD STEWART**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9359 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, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THOSE CERTAIN lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows:**

**BEING Lots Nos. 26 and 27, Section M, as shown on "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 29, Page 23.**

**BEING THE SAME PREMISES which Latasha J. Powell, by deed dated 11/07/2005 and recorded 11/10/2005 in Book 2247 Page 6525 conveyed to Cathleen Powell and Latasha J. Powell.**

Pin #: 09732601184060

Tax Code #: 09/13C/1/93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CATHLEEN POWELL

LATASHA J POWELL

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

**By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 949 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:**

THURSDAY, MARCH 27, 2014  
AT 10:00 A.M.

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

**ALL THAT CERTAIN piece or parcel of land located in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot 10 on a Final Subdivision Plan for Keystone Hollow Corporation, Keystone Tract Subdivision Plan (Phase 1) prepared by Herbert, Rowland &**



## MONROE LEGAL REPORTER

Gubric, Inc., dated November 14, 2002 and revised December 19, 2002, consisting of Keystone Tract Subdivision Lots, and recorded in the Office of the Recorder of Deeds in and for Monroe County on May 28, 2003 in Plan at Instrument No. 200324545 and Map Book 75, Page 82.

Also known as Summerglen at the Poconos as shown in the recorded declaration for planned unit development.

BEING Lot No. 10 on said plan.

TITLE TO SAID PREMISES VESTED IN Edward Adams and Claudette Adams, h/w, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 12/10/2007, recorded 12/31/2007 in Book 2324, Page 2453.

TAX CODE: 09/97028

TAX PIN: 09734300173103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWARD ADAMS  
CLAUDETTE ADAMS

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 957 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, MARCH 27, 2014  
AT 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, State of Pennsylvania, more particularly described as Lot 4106, Section H-4, Tax Code 3/14F/2/327, as shown on map or plan of Stillwater Lake Estates, Sun Dance Stillwater Corp. as recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 20, at page 109.**

PARCEL NUMBER: 03-6346-04-72-6879  
ALTERNATE PARCEL NUMBER 3/14F/2/327

IMPROVEMENTS: Residential dwelling  
TITLE TO SAID PREMISES IS VESTED IN Claire

Powell and Maureen X. Powell, its heirs, successors, and assigns by reason of the following: BEING THE SAME PREMISES WHICH Nationwide Realty Group, Inc., by Deed dated 12/7/2007 and recorded 1/3/2008 in the County of Monroe in Record Book 2324, Page 4078, conveyed unto Claire Powell, its heirs, successors, and assigns, in fee.

AND BEING THE SAME PREMISES WHICH Claire Powell, by Deed dated 8/26/2008 and recorded 9/19/2008 in the County of Monroe in Record Book 2342, Page 2311, conveyed unto Claire Powell and Maureen X. Powell, its heirs, successors, and assigns, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLAIRE POWELL AND MAUREEN X. POWELL

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9599 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, MARCH 27, 2014  
AT 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 No. 235, Section No. G, 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 11, 17 and 19.**

**UNDER AND SUBJECT to all restrictions, reservation, conditions, and exceptions of record.**

TITLE TO SAID PREMISES VESTED IN Emelyn German-Stuart, by Deed from Susan L. Haiss, dated 05/14/2004, recorded 05/26/2004 in Book 2191, Page 2736.

TAX CODE: 03/8D/1/427  
TAX PIN: 03635810373107

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EMELYN GERMAN-STUART

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9762 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, MARCH 27, 2014  
AT 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 Commonwealth of Pennsylvania, being Lot/Lots No. 388, Section E as shown on Map of A Pocono Country Place, on file in the Recorder's Office of Stroudsburg, Pennsylvania in Plot Book 18, pages 101, 107 and 109.**

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

**SUBJECT** to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

**TITLE TO SAID PREMISES VESTED** in Glenn H. Bradford from Fima Podvisory and Maria Podvisory, by Special Warranty Deed, dated 08/29/1999 and recorded 11/01/1999 in Book 2071 Page 1122 Instrument # 199939499.

**TAX CODE:** 03/9A/1/146

**TAX PIN:** 03635811669442

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GLENN H. BRADFORD

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 28; March 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By 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 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, MARCH 27, 2014  
AT 10:00 A.M.

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

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

Beginning at an iron in on the westerly edge of a certain road fifty feet (50.00) in width known as Sycamore Drive, said pin being at the most northerly corner of Lot 60 and the southeasterly corner of Lot 61 as shown on a certain map entitled "Final Plan, Parcel 2 Phase 2, The Woodlands, Pine Ridge Equities, Inc. owner/developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania," as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223;

1) Thence leaving said road and along Lot 60, South twenty-two degrees twenty-one minutes one second West (S 22 degrees 21 minutes 01 seconds W) three hundred thirty-seven and sixty-one hundredths feet (337.61) to an iron pin, a corner on line with remaining lands of Pine Ridge Equities, Inc. and common to Lots 61 and 60;

2) Thence along the lands Pine Ridge Equities, Inc., South seventy-two degrees sixteen minutes twenty-three seconds West (S 72 degrees 16 minutes 23 seconds W) three hundred and three hundredths feet (300.03') to an iron pin, a corner on line with lands now or formerly of Alan Strand, et ux;

3) Thence along the lands of Strand, North forty-one degrees fifty-seven minutes one second West (N 41 degrees 57 minutes 01 seconds W) thirty-seven and two hundredths feet (37.02') to an iron pin, a corner common to lands now or formerly of Barry Benson et ux, and Lots 62 and 61;

4) Thence along Lot 62, North thirty-five degrees twenty-nine minutes twenty-seven seconds East (N 35 degrees 29 minutes 27 seconds E) five hundred thirty-nine and ninety-nine hundredths feet (539.99') to an iron pin in concrete on the westerly side of said Sycamore Drive, a corner common to Lots 62 and 61;

## MONROE LEGAL REPORTER

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5) Thence along said road, on a curve to the left having a radius of four hundred twenty-five and zero hundredths (425.00') feet, the arc length of ninety-seven and forty-seven hundredths (97.47) feet to the an iron pin, a point of tangency.

6) Thence by the same, South sixty-seven degrees thirty-eight minutes fifty-nine second East (S 67 degrees 38 minutes 59 seconds E) forty three and five hundredths (43.05') feet to the place of beginning.

Containing a total of 85,553.72 square feet or 1.987 acres, more or less. Bearing are based on magnetic meridian.

Being Lot 61 as shown on the aforementioned map. Under and subject to a slope easement along the frontage as shown.

Being Known As: 103 Sycamore Drive, East Stroudsburg, PA 18301

TAX CODE: 1290864

PIN NO.: 12638100178019

TITLE TO SAID PREMISES IS VESTED IN Torah Moses and Ian Moses, husband and wife by deed from Torah Moses and Ian Moses, husband and wife dated 05/10/2002 recorded 05/13/2002 in Deed Book 2121 Page 7628.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IAN MOSES  
TORAH MOSES

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Feb. 28; March 7, 14

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