

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
43rd JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8691 CIVIL 2015  
ACTION TO QUIET TITLE**

JOSE L. MARIN,  
Plaintiff

vs.  
**WALTER A. KLOSEK and  
IRENE D. KLOSEK,**  
Defendants

**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  
Phone: 570-424-7288  
Fax: 570-424-8234  
info2@monroebar.org  
www.monroebar.org

Marshall E. Anders, Esquire  
18 N. Eighth Street  
Stroudsburg, PA 18360  
Attorney for Plaintiff

PR - June 3

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

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

**IN RE: TESTAMENTARY TRUST UNDER THE  
LAST WILL AND TESTAMENT OF ANITA M.  
LESOINE, DECEASED**

First and Final Account of Charlotte L. Clapper and Jack Lesoine, Jr., Co-Trustees

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 13th day of June 2016, at 9:30 A.M.

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

**GEORGE J. WARDEN**  
Clerk of Orphans' Court

P - May 27, June 3  
R - June 3, June 10

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

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

**IN RE:**

• **ESTATE OF WILLIAM C. BOND** , Deceased  
Late of Township of Jackson  
First and Final Account by Gretchen Marsh Weitzmann, Administrator D.B.N.

• **ESTATE OF WILLIAM F. BOND** , Deceased  
Late of Township of Jackson  
First and Final Account by Gretchen Marsh Weitzmann, Administrator D.B.N.

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 6th day of June 2016, at 9:30 A.M.

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

**GEORGE J. WARDEN**  
Clerk of Orphans' Court

PR - May 27, June 3

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Eleanor A. DeHaven, a/k/a Eleanor Arlene James DeHaven**

Late of the Borough of East 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 claimant.

Troy D. DeHaven, Co-Executor  
151 DeHaven Lane  
Saylorsburg, PA 18353

Gary R. DeHaven, Co-Executor  
P.O. Box 645  
Effort, PA 18330

**OR TO:**

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

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

PR - May 27, June 3, June 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF GARY DELICATI** , late of Stroudsburg Borough, Monroe County, Pennsylvania.

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

Administrator:

Courtney L. Delicati  
6 Stonecrest Road  
Tunkhannock, PA 18657

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

PR - June 3, June 10, June 17

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Glenn Adam Reish Sr., late of Stroud Township, Monroe County, 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 within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the county where notice may be given to Claimant.

Brian Craig Reish  
Dean Russell Reish  
259 Brodhead Ave.  
East Stroudsburg, PA 18301

PR - May 20, 27, June 3

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Louis Cotolese, deceased, late of Middle Smithfield Township, Monroe County, Pennsylvania. Letters of Administration 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 the Decedent to make payments without delay to:

Craig Cotolese, Administrator  
P.O. Box 595  
Marshalls Creek, PA 18335  
or to his attorney:

Richard D. James, Esquire  
39 North Seventh Street  
Stroudsburg, PA 18360  
(570) 421-0860

PR - May 27, June 3, June 10

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF MARGARET L. VANDERWEEL, late of Canadensis, 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.

David Alan Vanderweel  
PO Box 193  
Aurora, OR 97002

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

PR - June 3, June 10, June 17

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Michael Evans Myron a/k/a Michael E. Myron

Late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, Deceased

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

Executors:

John Myron  
Kathleen Myron  
46 N. Church Street  
Doylestown, PA 18901  
Or to:

David P. Grau, Esquire  
911 Easton Road, P.O. Box 209  
Willow Grove, PA 19099

PR - May 27, June 3, June 10

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of PHILLIP E. SHAFFER, late of the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, Deceased

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

Lois Ann H. Shaffer, Executrix  
5115 Anona Rd.  
Stroudsburg, PA 18360  
OR TO:

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

By: Barbara J. Fitzgerald, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - June 3, June 10, June 17

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Phyllis A. Sharpe, deceased

Late of Paradise Township, Monroe County

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

Sheila A. Bortree a/k/a Sheila Bortree  
c/o

Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Offices, LLC  
P.O. Box 396

Gouldsboro, PA 18424  
(570) 842-2753

PR - May 20, May 27, June 3

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **WALTER OKPYCH, a/k/a WALTER ANDREW OKPYCH III, a/k/a WALTER A. OKPYCH**, late of Middle Smithfield 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit, setting forth an address within the County where notice may be given to claimant.

**MARY OKPYCH, Administratrix**  
c/o

Matergia and Dunn  
919 Main St.  
Stroudsburg, PA 18360

Ralph A. Matergia, Esquire  
MATERGIA and DUNN  
919 Main Street  
Stroudsburg, PA 18360

PR - June 3, June 10, June 17

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS OF ADMINISTRATION on the ESTATE OF **KATHRYN A. WALL**, deceased, have been granted to Peter Wall.

All persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing without delay, to the undersigned, or to his attorney, within four (4) months from the date hereof, and to file with the Clerk of Courts of the Court of Common Pleas, 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.

Peter Wall  
15 Henry Street  
Succasunna, NJ 017876

Kevin A. Hardy,  
Attorney at Law, P.C.  
P.O. Box 818  
Stroudsburg, PA 18360

PR - June 3, June 10, June 17

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of **Leo J. Kura, a/k/a Leo Kura**, Deceased, late of 2211 Lake Drive, Pocono Township, Monroe County, Pennsylvania 18332, who died on March 5, 2016.

All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administratrix, **Mary Hofmeister**; or **Michael N. Krisa**, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, PA 18447.

Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.

PR - May 27, June 3, June 10

**PUBLIC NOTICE  
INCORPORATION NOTICE**

Notice is hereby given that **Integrated Equine Veterinary Service, Inc.** was incorporated on May 19, 2016, under the provisions of the Business Corporation Law of 1988, as amended.

Jeffrey A. Durney, Esquire  
Suite 8, Merchants Plaza  
P. O. Box 536  
Tannersville, PA 18372  
(570) 620-0320

PR- June 3

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HERBY GIVEN that Articles of Incorporation were filed and approved with the Department of State for **Orion Real Estate Group V, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

**NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.**  
By: Marc R. Wolfe, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

PR - June 3

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
4466 CV 2013**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Brett A. Solomon, Esquire

Pa. I.D. #83746  
Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-566-1212

PNC BANK, NATIONAL ASSOCIATION, Plaintiff,  
vs.

**THERESA A. MICHALAK, DECEASED MORTGAGOR AND REAL OWNER, AND MARIANNE MCNEAL, MARY LEGGIERO AND GERALDINE LEFFHALM, KNOWN HEIRS OF THERESA A. MICHALAK AND THE UNKNOWN HEIRS OF THERESA A. MICHALAK, Defendants.**

**To MARIANNE MCNEAL, KNOWN HEIR OF THERESA A. MICHALAK :**

You are hereby notified that on August 11, 2014, PNC Bank, National Association filed a Mortgage Foreclosure Complaint against the above Defendant at the above number.

**Property Subject to Foreclosure : 130 Sawtooth Drive, Effort, PA 18330**

**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 this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360**

PR - June 3

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
PENNSYLVANIA  
CIVIL DIVISION  
JURY TRIAL BY 12 DEMANDED  
NO. 6173 CV 12**

PATRICIA WALTERS and GLEN WALTERS, her husband,  
Plaintiffs

v.

CYNTHIA O'CONNOR,  
and  
ELEANOR TOPOLSKI,  
and  
NORMA PAIS FILBERT,  
and  
DELORES BEVENS,  
and  
ANTHONY EDWARD POLCHECK,  
and  
EDWARDINE STEIBLER,  
and  
WILLIAM EVANCO,  
Defendants

TO: WILLIAM EVANCO and  
ANTHONY EDWARD POLCHECK  
Defendants

NOTICE IS HEREBY GIVEN TO William Evanco and Anthony Edward Polcheck that a Joint Petition to Authorize Sale of Real Estate Free and Clear of Claims of Named Parties has been filed in the above-captioned matter seeking to allow the sale of real estate known as Lot No. 22, Unit 5 on a map of Section 14 of Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania recorded in plot book No. 10, page 195 of the Monroe County Recorder's Office, a property you own or may have an interest in.

A Hearing on this Joint Petition to Authorize Sale of Real Estate Free and Clear of Claims of Named Parties is scheduled to take place on June 6, 2016 beginning at 11:00 a.m. in Courtroom No. 3 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth against you, you must take action required of you and enter 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, this case may proceed without you and judgment may be entered against you by the Court without further notice for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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Pennsylvania Bar Association  
100 South Street  
Harrisburg, PA 17101  
1-800-932-0311

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

SCANLON, HOWLEY  
& DOHERTY, P.C.

P - May 27; R - June 3

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
PENNSYLVANIA  
CIVIL DIVISION  
JURY TRIAL BY 12 DEMANDED  
NO. 6173 CV 12**

PATRICIA WALTERS and GLEN WALTERS, her husband,  
Plaintiffs

v.

CYNTHIA O'CONNOR,  
and  
ELEANOR TOPOLSKI,  
and  
NORMA PAIS FILBERT,  
and  
DELORES BEVENS,  
and  
ANTHONY EDWARD POLCHECK,  
and  
EDWARDINE STEIBLER,  
and  
WILLIAM EVANCO,  
Defendants

TO: WILLIAM EVANCO and  
ANTHONY EDWARD POLCHECK  
Defendants

NOTICE IS HEREBY GIVEN TO William Evanco and Anthony Edward Polcheck that a Complaint in the nature of a petition of real property has been filed against you in the above-captioned matter regarding your property located at Lot No. 22, Unit 5 on map of Section 14 of Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania and recorded in plot book No. 10, page 195 in the Monroe County Recorder's Office.

The Complaint seeks to authorize the sale of the above-identified property and on June 6, 2016 at 11:00 a.m. in Courtroom No. 3 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania, a hearing will be conducted on a Joint Petition to Authorize Sale of Real Estate Free and Clear of Claims of Named Parties.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth against you, you must take action required of you and enter 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, this case may proceed without you and judgment may be entered against you by the Court without further notice for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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Pennsylvania Bar Association  
100 South Street  
Harrisburg, PA 17101  
1-800-932-0311

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

SCANLON, HOWLEY  
& DOHERTY, P.C.

P - May 27; R - June 3

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
PA CIVIL ACTION - LAW**

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF

vs.  
BRANDI M. BRIDGE, EXECUTRIX OF THE ESTATE OF STEVEN F. BRIDGE, DECEASED  
DEFENDANTS

**MORTGAGE FORECLOSURE  
NO. 8099 CV 2015**

**TO: BRANDI M. BRIDGE:**

You are hereby notified that on October 27, 2015, the Plaintiff, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against the above Defendant, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 8099 CV 2015 wherein Plaintiff seeks to foreclose its mortgage securing the property located at 3 JACKSON DRIVE, MUSHROOM FARMS, TOBYHANNA, PA 18466 whereupon the property would be sold by the Sheriff of Monroe County.

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

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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  
Telephone: 570-424-7288**

Leon P. Haller, Esquire  
Attorney ID #15700  
1719 North Front Street  
Harrisburg, PA 17102  
717-234-4178

PR - June 3

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 06940-CV-2012**

JPMORGAN CHASE BANK, N.A.  
Plaintiff

vs.  
MAYRA MATA, in her capacity as Heir of IVAN E.

FLORES, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IVAN E. FLORES, DECEASED  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IVAN E. FLORES, DECEASED

You are hereby notified that on August 16, 2012, Plaintiff, JPMORGAN CHASE 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. 06940-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1014 VACATION LANE, A/K/A 2157 VACATION LANE, 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  
Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234**

PR - June 3

**PUBLIC NOTICE  
NOTICE OF SHERIFF SALE  
OF REAL ESTATE PURSUANT**

TO Pa.R.C.P. No. 3129

**IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW**

NO.: 1575CV12

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-WMC2, Plaintiff,

vs.  
Amparo Plata, Defendant

TO: Amparo Plata

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Monroe County, Pennsylvania, and directed to the Sheriff of Monroe County, there will be exposed to Public Sale at the Monroe County Sheriff's Office, North 7th & Monroe Sts, Courthouse Annex Room 215, Stroudsburg, Pennsylvania 18360 on July 28, 2016 at 10:00 a.m., prevailing local time, your real property descri-

bed herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 113 Clearview Drive, Middle Smithfield, PA 18301

The Judgment under or pursuant to which your property is being sold is docketed to: No. 1575CV12

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028; 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

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

PR - June 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7498 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, piece of parcel of land situate in the township of Barrett , county of Monroe and commonwealth of Pennsylvania, bounded and described as follows to wit:**

**BEGINNING** at an iron rebar in line of lands of Tighe J. Scott and Amelia Scott, said rebar being a corner common to lands of Vicky L. Hixon and Robert A. Hixon and the northerly corner of lands of Stanley Seese and Phyllis Seese, as shown on a plan titled, 'final minor subdivision plan, lands of Stanley Seese and Phyllis Seese and lands of William M. Seese and Helen M. Seese, Barrett township, Monroe county, PA,' dated 7/24/02, as recorded in the office for the recording of deeds in the Monroe county courthouse in plot book volume 74, page 139;

1) THENCE along lands of Tighe J. Scott and Amelia Scott, south seventy-six degrees forty-four minutes and forty-five seconds east (S 76 degrees 44 minutes 45 seconds E) twenty eight and forty-three one-hundredths feet (28.43 feet) to stones;

2) THENCE along the same, south seventy-seven degrees six minutes eight seconds east (s 77 degrees 06 minutes 08 seconds E) (passing an iron pipe at (913.15 feet) one thousand one hundred thirty and thirty one-hundredths feet (1130.0 feet) to an iron pipe in stones;

3) THENCE along lands of Marion L. Adams, south twelve degrees forty-five minutes one second west (S 12 degrees 45 minutes 1 second W) two hundred

eighty-seven and seventy one-hundredths feet (287.70 feet) to an iron pin;

4) THENCE along lot 2, as shown on the above mentioned plan, north seventy-seven degrees fourteen minutes fifty-nine seconds west (N 77 degrees 14 minutes 59 seconds W) four hundred twenty-four and thirty-eight one-hundredths feet (424.38 feet) to a railroad spikes set in a white birch tree;

5) THENCE along the same, south twelve degrees fifty-two minutes eight seconds west (S 12 degrees 52 minutes 08 seconds W) (passing an iron pin set on the right of way of a cul-de-sac at 341.90 feet and the center of the cul-de-sac at 391.90 feet) four hundred fifty and zero one-hundredths feet (450.00 feet) to a point in the center of a 50 feet wide right of way;

6) THENCE along lands of William M. Seese and Helen M. Seese and parcel a, as shown on the aforesaid plan, north seventy-seven degrees seven minutes fifty-two seconds west (N 77 degrees 07 minutes 52 seconds W) (passing an iron pin on the westerly side of said 50 feet wide right of way at 25.00 feet) one hundred eight and fifty one-hundredths feet (108.50 feet) to an iron pin;

7) THENCE along lands of James P. Seese and Tanya Seese and lands of William M. Seese and Helen M. Seese, north forty three degrees forty-four minutes fifty-two seconds west (MN 43 degrees 44 minutes 52 seconds W) (passing an iron pin at 100.00 feet) seven hundred forty-nine and sixty-eight one-hundredths feet (749.68 feet) to an iron pin;

8) THENCE along lands of Vicky L. Hixon and Robert A. Hixon, north twelve degrees forty-seven minutes fifteen seconds east (MN 12 degrees 47 minutes 15 seconds E) three hundred twenty-six and eighty-four one-hundredths feet (326.84 feet) to the place of beginning. Containing 12.305 acres more or less.

**TITLE TO SAID PREMISES VESTED IN Corey Seese and Christine Seese, h/w, by Deed from Stanley Seese a/k/a Stanley M. Seese and Phyllis S. Seese, h/w, dated 12/9/2002, recorded 12/30/2002, in Book 2140, Page 7371.**

**TAX CODE: 01/93477**

**TAX PIN: 01639804846965**

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

**COREY SEESE  
CHRISTINE SEESE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4887 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH REAL PROPERTY IN the City of East Stroudsburg, Smithfield Township , County of Monroe, State of Pennsylvania, described as follows:**

**BEGINNING** at an iron pin set in the center of a twenty (20.00) foot wide right of way, said pin being at the most southwesterly corner of Lot 2 as shown on a certain map entitled "Minor Subdivision of lands of Akalay Industries" as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 66, Page 199, said pin also being on the line of lands of Maxwell T. Cohen as recorded Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 66, Page 199, said pin also being on the line of lands of Maxwell T. Cohen as recorded in Deed Book Volume 179, Page 327; thence leaving Lot 2 and in and along the centerline of said right of way and along the lands of Cohen, North eighty three (83) degrees fifty six (56) minutes ten (10) seconds West (passing an iron pin at two hundred three and twenty seven one-hundredths (203.27) feet) two hundred twenty and two one-hundredths (220.02) feet to a railroad spike set in a certain 33.00 foot wide road known as Gap View Drive (T-524) said railroad spike being on the line of lands of John S. Kusner as recorded in Deed Book Volume 1860, Page 80; thence leaving the lands of Cohen, along the lands of Kusner and in said road, North twenty one (21) degrees fifty four (54) minutes fifty four (54) seconds West one hundred thirty and thirty four one-hundredths (130.34) feet to an iron pipe, said pipe being at a corner common to lands of Kusner and lands of Sonia S. Susich as recorded in Deed Book Volume 1779, Page 36; thence leaving the lands of Kusner, along the lands of Susich and still in said road, North two (02) degrees fourteen (14) minutes thirty five (35) seconds East two hundred twenty two and twenty eight one-hundredths (222.28) feet to a railroad spike; thence cutting across said road and still along the lands of Susich, South seventy nine (79) degrees fifty (50) minutes fourteen (14) seconds East (passing an iron pin at twenty four and sixteen one-hundredths (24.16) feet) two hundred thirty two and ten one-hundredths (232.10) feet to an iron pin, said pin being on the line of lands of Susich and being a corner of the aforementioned Lot 2 and from which an iron pipe bears South seventy nine (79) degrees fifty (50) minutes fourteen (14) seconds East two hundred sixty eight and twenty seven one-hundredths (268.27) feet, said pipe being at a corner of the larger tract of which this lot is formerly a part; thence leaving the lands of Susich and along Lot 2, South six (06) degrees fourteen (14) minutes fifty five (55) seconds East three hundred two and twenty five (302.25) feet to an iron pin; thence along the same; South six (06) degrees three (03) minutes fifty (50) seconds West twenty five (25.00) feet to the place of **BEGINNING**.

**CONTAINING** a total of 80,324.640 square feet or 1.844 acres, more or less. Bearings are based on a magnetic meridian of 1988 as per a survey by George

Fetch, Jr., P.L.S. in December, 1988.

Tax ID #: 16/7/3/61

Pin: 16732100194068

**BEING THE SAME PREMISES** which Anthony D. Logan and Kathleen J. Porter, h/w by Deed dated 1/28/2004 and recorded 1/30/2004 in the Office of the Recorder of Deeds in the County of Monroe, in Deed Book 2180, Page 7856 and Instrument #200404806, granted and conveyed unto Natalia Komissarova, married.

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

**NATALIA KOMISSAROVA  
ALEXANDER LAKHTER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 97 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

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

Beginning at the corner in the road lending from Tannersville to Cherry Lane, said being the most Easterly corner of lands of Harry W. Stuart and the most Southerly corner of lands intended to be conveyed to Joseph F. Maher and wife Minnie M. Lesoine; thence by said lands intended to be conveyed to Joseph F. Maher and wife in and along said public road, North twenty-three degrees eleven minutes East one hundred fifty feet to a point; thence by other land of Minnie M. Lesoine, of which this lot was formerly a part, South sixty-six degrees thirty-eight minutes East (at 22.64 feet passing over a pipe) four hundred feet to a p[ipe]; thence by lands of the same, North sixty-six degrees thirty-eight minutes West (at 200.17 feet passing over a pipe, at 376.85 feet passing over a pipe) four hundred feet to the place of Beginning. Containing one and thirty-eight hundredths acres,

more or less.

Also, all that certain message and lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a found iron pipe, the southerly corner of lands conveyed by John V. Castino and Rose Castino, his wife, to Clyde A. LaCoe and Shirley J. LaCoe, his wife, by deed dated January 26, 1970, and recorded in Deed Book Vol. 382, page 627; thence by land of Clyde A. LaCoe North 21 degrees 39 minutes 26 seconds East 150.00 feet to a found iron pipe; thence by Lot No. 4, as shown on a plan entitled, 'Cherry Lane Estates, Section No. 3, Thomas Ventre Developer, Pocono Township, Monroe County, Pa.,' dated January 31, 1975, prepared by Edward C. Hess Assoc., Inc., and intended to be recorded, South 28 degrees 53 minutes 45 seconds East 119.81 feet to a point; thence along tint northwesterly line of proposed 40 foot wide road on a curve to the right having a radius of 50 feet to an arc length of 27.78 feet (chord bearing nod distance being South 45 degrees 28 minutes 27 seconds West 26.94 feet to a point of tangency); thence along the same South 61 degrees 15 minutes West 128.50 feet north point; thence by Lot No. 9 North 68 degrees 09 minutes 15 seconds West 371.34 feet to a point on the southeasterly side of Pa. Legislative Route No. 45081; thence along the southeasterly side of Pa. Legislative Route No. 45081 North 23 degrees 12 minutes 57 seconds East 50.01 feet to a point; thence by lands of Clyde A. LaCoe South 68 degrees 09 minutes 15 seconds East 369.98 feet to the place of Beginning.

Containing 0.649 acres, more or less.

Also, at that certain lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot 9, Section 3, Cherry Lane 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 Plat Book Volume 25, Page 63.

TITLE TO SAID PREMISES IS VESTED IN Joseph Horvath and Lisa Horvath, his wife, by Deed from David Culbert and Kelly Culbert, his wife, dated 08/21/2008, recorded 10/16/2008 in Book 2343, page 5836, Instrument Number 200830077.

TAX CODE: 12/3/146, 12/3/3/15

TAX PIN: 12638304622758, 126383304621662

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

**JOSEPH HORVATH A/K/A**

**JOSEPH J. HORVATH**

**LISA HORVATH A/K/A**

**LISA L. HORVATH**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4154 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

**ALL THAT CERTAIN** tract, lots or parcel of land situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania being Lot No. 1, on a plan entitled Final Plan Minor Subdivision lands of Julius A. Michaels, recorded in Plot Book Volume 72, page 51, bounded and described as follows to wit:

**BEGINNING** at an iron in the westerly right of way of S.R. 4002, Long Pond Road being a corner of lands of Gerald J. Dardone, thence in the westerly right of way of S.R. 4002, S 60 degrees 25 minutes 37 seconds E (MM) for 150.00 feet to an iron, a corner of Lot No. 2, thence along Lot No. 2 S 29 degrees 34 minutes 23 seconds W for 204.50 feet to an iron, a corner of Lot No. 2 and remaining lands of Julius A. Michaels, thence along remaining lands of Julius A. Michaels, N 58 degrees 45 minutes 32 seconds W for 158.80 feet to an iron in the line of lands of Gerald J. Dardone thence along lands of Gerald J. Dardone, N 31 degrees 14 minutes 28 seconds E (at 291.55 feet passing over a round iron) for 300.00 to the place of **BEGINNING**. CONTAINING 1.0711 acres more or less.

**PARCEL #2**

**BEGINNING** at an iron in the westerly right of way of S.R. 4002, Long Pond Road being a corner of lands of Julius A. Michaels, thence along the lands of Julius A. Michaels the following two courses and distances:

- 1) S 29 degrees 34 minutes 23 seconds W (MM) for 125.41 feet to an iron;
- 2) S 79 degrees 23 minutes 00 second W for 277.52 feet to an iron, a corner of Lot No. 1, thence along Lot No. 1, N 29 degrees 34 minutes 23H E for 304.50 feet to an iron in the westerly right of way of S.R. 4002, Long Pond Road S 60 degrees 25 minutes 37E (sic) for 212.00 feet to the place of **BEGINNING**. CONTAINING 1.0461 acres more or less.

**PARCEL #3**

**BEGINNING** at a railroad spike in the centerline of Pa. L.R. 45040, being the northwesterly corner of lands of Bethlehem Authority 9D.B. Vol.798, page 309; thence by said lands of Bethlehem Authority South 25 degrees 09 minutes 09 seconds West (at 16.42 feet passing an iron pin) 1763.24 feet to an iron pin in line of lands of Bethlehem Authority, thence by other lands of Bethlehem Authority and by lands of Richard Van Fleet North 65 degrees 01 minute 26 seconds West 724.43 feet to an iron pin; thence by lands of Jay Miller North 26 degrees 02l minutes 34 seconds East 465.30 feet to an iron pin; thence by Tract No. 3 as shown on a plan titled 'Subdivision of Lands of Burton Keiper Estate, H. dated September 5, 1986 and recorded April 3, 1987 in Plot Book Vol. 59, page 73, North 27 degrees 13 minutes 52 seconds East (at 1285.89 feet passing an iron pin) 1305.89 feet to a point in the aforementioned centerline of Pa. L.R. 45040; thence in and along said centerline of Pa. L.R. 45040 South 64 degrees 26 minutes 13 seconds East 669.85 feet to the place of **BEGINNING**. CONTAINING 28.420 acres of land. Being Tract No. 2 as shown on the above described plan.

**TITLE TO SAID PREMISES IS VESTED IN** Faith Lynn Michaels, individually, by Deed from Faith Michaels,



executrix of the estate of the late Julius J. Michaels, J., deceased, dated 03/29/2005, recorded 03/30/2005 in Book 2220, Page 5691.

TAX CODE: 20/6/1/26-2

TAX PIN: 20632300530195

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

**FAITH L. MICHAELS A/K/A**

**FAITH LYNN 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  
Pennsylvania

JONATHAN LOBB, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6661 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

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

Beginning at an iron pipe on the southeasterly line of S.R. 0447, said iron being the most Northerly corner of Lot No. 1 as shown on map entitled "Subdivision - Portion of Lands, Frances T. Bubka, Et Vir", dated 12, April 1985, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 57, Page 118; thence along the Southeasterly line of S.R. 0447, North twenty-five degrees twenty-six minutes ten seconds East seven and eighty-six one-hundredths feet to a point of curvature; thence along the same on a curve to the northeast having a radius of five hundred fifty-three and sixty-nine one hundredths feet an arc length of three hundred twenty-one and sixty-one one-hundredths feet to an iron pipe, the northwesterly corner of Lot No. 107 on the Subdivision of Portion of Lands of C.A. Nauman; thence along Lot No. 107, South thirty-one degrees seventeen minutes zero seconds East one hundred ninety-nine and seventeen one-hundredths feet to an iron pipe; thence along the same, North sixty-two degrees thirty-eight minutes zero seconds East twenty-four and twenty-two one-hundredths feet to an iron pipe, a corner of Lot No.

208 of the Subdivision of Portion of Lands of C.A. Nauman; thence along Lot No. 208, South thirteen degrees four minutes thirty-five seconds East two hundred eight and fifty-two one-hundredths feet to an iron pipe on the northwesterly line of an unnamed street, forty feet in width; thence along said unnamed street, forty feet in width, in a southwesterly direction on a curve to the left having a radius of one-hundred forty feet an arc length of ninety-four and eighty-eight one-hundredths feet to a point of tangency; thence along the same, South thirty-eight degrees five minutes forty seconds West fifty-seven and thirty-six one hundredths feet to an iron pipe; the most easterly corner of Lot No. 205 of the Subdivision of Portion of Lands of C.A. Nauman; thence partly along Lot No. 205 and partly along Lot No. 1, North fifty-one degrees fifty-four minutes twenty seconds West (passing an iron pipe at two hundred and zero one-hundredths feet) three hundred forty-eight and twenty-seven one-hundredths feet to the place of Beginning.

Being all of Lot No. 2 on the subdivision of Portion of Lands of Frances T. Bubka, et vir, and all of Lots Nos. 206 and 207 on the Subdivision of Portion of Lands of C.A. Nauman.

BEING known and numbered as 703 Ravine Road, Borough of East Stroudsburg, PA 18302.

BEING the same property conveyed to Albert L. Counterman and April L. Counterman, husband and wife who acquired title by virtue of a deed from Frances T. Ball, unmarried, dated March 19, 2002, recorded March 22, 2002, at Deed Book 2117, page 9991, Monroe County, Pennsylvania records.

TAX CODE: 17/1A/1/34

PIN NO: 17639302797726

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

**ALBERT L. COUNTERMAN**

**APRIL L. COUNTERMAN**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 681 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, JUNE 30, 2016

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, piece or parcel of land situated in the **Township of Middle Smithfield**, County of Monroe, Commonwealth of Pennsylvania, shown as Lot No. 16 of the Hillside Acres Subdivision, Drawing Number 81D1318, as prepared by Joseph E. Policelli, P.L.S. and recorded in Plat Book 46, at page 99, bounded and described as follows:

**BEGINNING** at an iron pipe on the southerly side of Columbia Boulevard, said iron pipe also marking the northwesterly corner of Lot No. 17, thence along the easterly side of said Lot No. 17, South 36 degrees 57 minutes 48 seconds East, 340.00 feet to an iron pipe; thence along the same, South 56 degrees 11 minutes 12 seconds East 358.76 feet to a point; thence along land now or formerly of James A. Cramer, along the southerly side of Pond Creek, North 57 degrees 08 minutes 15 seconds East, 162.39 feet to an iron pipe in Pond Creek and on the westerly side of Fox Lane; thence along the westerly side of Fox Lane, North 25 degrees 04 minutes 15 seconds West, 92.90 feet to an iron pipe; thence along the same along a curve to the left having a central angle of 32 degrees 35 minutes 40 seconds, a radius of 350.00 feet, and a chord bearing and distance of North 41 degrees 17 minutes 50 seconds West, 196.43 feet to an iron pipe; thence along the same, North 57 degrees 35 minutes 40 seconds West, 404.33 feet to an iron pipe on the easterly side of a cul-de-sac; thence along a curve to the right having a central angle of 26 degrees 35 minutes 03 seconds, a radius of 60.00 feet, and a chord bearing and distance of South 89 degrees 25 minutes 25 seconds West, 27.57 feet to an iron pipe marking a central angle of 49 degrees 41 minutes 08 seconds, a radius of 25.00 feet, and a chord bearing and length of South 77 degrees 52 minutes 35 seconds West 21.00 feet to an iron pipe; said iron pipe also marking the point of tangent; thence along the southerly side of Columbia Boulevard, first above mentioned, South 53 degrees 02 minutes 12 seconds West, 100.66 feet to the place of **BEGINNING**. **CONTAINING 3.3700 acres.**

**BEING** Lot Number 16 as shown on map of Hillside Acres Subdivision made by Joseph E. Policelli, P.E., and recorded in Monroe County Plot Book 46, page 99.

Being the same property acquired by Jerzy Rojecki and Jadwiga Rojecka, by Deed recorded 04/22/2010, of record in Deed Book 2369, Page 6213, in the Office of the Recorder of Monroe County, Pennsylvania.

Title to said premises is vested in Jadwiga Rojecka by deed from Jerzy Rojecki and Jadwiga Rojecka, husband and wife, dated April 16, 2010 and recorded April 20, 2010 in Deed Book 2369, page 6213. The said Jadwiga Rojecka died on August 17, 2010 thereby vesting title in Jerzy Rojecki and Joanna Rojecka by operation of law.

Parcel No. 09/9A/2/6  
 Pin No. 09732304844577

Being Known As: 46 Columbia Boulevard, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JERZY ROJECKI  
 JOANNA ROJECKA**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOSEPH I. FOLEY, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8183 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel of land situate in Polk Township, Monroe county and state of Pennsylvania, bounded and described according to a plan of survey by Richard S. Cowan & Associates, inc., consulting engineers and surveyors, Bowmanstown, Pennsylvania 18030, dated April 17, 1973, and indicated as parcel 1 thereon, as follows, to wit:

Beginning at an iron pipe in the center of a private road, 40 feet in width, said iron pipe located approximately 560 feet westwardly from the intersection of the aforementioned private road with legislative route 45045 at a point approximately 1.5 miles north of the intersection of legislative route 45045 with U.S. Route 209; thence (1) long lands now or formerly of Kingswood Lake, inc. S 12°13'47" w 271.78 feet to an iron pipe, the northeast corner of parcel 2 on the above-mentioned plan of survey; thence (2) along said parcel 2 n 89°44'20" w (passing through an iron pipe at 180.92 feet) 418.71 feet to an iron pipe on the easterly line of lands now or formerly of Indian Mountain Rod and Gun Club; thence (3) along said lands now or formerly of Indian Mountain Rod and Gun Club and along the westerly boundary of 15 foot easement intended to be conveyed as access to the aforementioned parcel 2 n 0°21'27" w 224.64 feet to an iron pipe in the center of the aforementioned 40 foot private road; thence (4) along the center line of the said 40 foot private road and along lands now or formerly of Richard Pierce-Ruhland n 74°39'58" f (passing through an iron pipe at 293.38 feet) 517.28 feet to an iron pipe, the point of beginning. Containing 3.038 acres.

Together with the full liberty at all times hereinafter in common with Kingswood lake, Inc., its successors and assigns, to a 40 foot right-of-way for the purpose of ingress, egress and regress from Ir 45045 on the east to a point on the west marked by an iron pipe in line of land of Indian Mountain Rod and Gun Club, the center line of said right-of-way being the southerly property line of lands hereinbefore conveyed unto Richard F. Pierce Ruhland, et ux. Kingswood Lake, Inc., herein reserves unto itself and its successors and assigns a 20 foot easement along the northerly boundary line of the lands herein conveyed for the purpose of the aforesaid right-of-way and for the installation and maintenance of utilities and drainage facilities. Under and subject to a fifteen (15) foot right-of-way

along the westerly boundary lien along the lands hereinabove conveyed to be used in common by grantors and grantee herein and their respective heirs and assigns for the purpose of ingress, egress and regress from the right-of-way above mentioned.

BEING known and numbered as Rural Route 1 Box 1993, Kunkletown, PA 18058.

BEING the same property conveyed to Samuel Montalvo, as sole owner who acquired title by virtue of a deed from Robert L. Eberhart, dated September 30, 2005, recorded October 7, 2005, at Deed Book 2243, Page 1846, Monroe County, Pennsylvania records.

TAX CODE: 13/12/1/19-4

PIN NO: 13621800816933

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6919 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, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as lot 1143, Section F, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania in Plot Book No. 15, Page 59.

BEING THE SAME premises which Todd A. Martin, Sheriff of the County of Monroe in the Commonwealth of Pennsylvania, by his Deed dated December 29, 1999, and recorded in the Office for the Recording of Deeds, Monroe county, Pennsylvania on December 29, 1999 in Record Book Volume 2073, Page 6125, granted and conveyed unto First Star Savings Bank.

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

TOGETHER with all and singular, the buildings and improvements, if any, woods, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditament and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as is equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the building and improvement thereon erected, if any, hereditament and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

AND the Grantor for itself and its successors, does by these presents covenants, promises and agree, to and with the said Grantees, their heirs and assigns, by these presents that the said Grantor, and its successors, all and singular the hereditament and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will SPECIALLY WARRANT and forever DEFEND.

Title to said premises is vested in James Helferty aka James R. Helferty and Melinda Helferty aka Melinda J. Helferty by deed from First Star Savings Bank dated May 10, 2000 and recorded May 16, 2000 in Deed Book 2078, page 7189.

Parcel No. 03/7D/2/101

Pin No. 03635702651582

Being Known As: 1143 Cherry Drive, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

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

**JAMES HELFERTY A/K/A  
JAMES R. HELFERTY AND  
MELINDA HELFERTY A/K/A  
MELINDA J. HELFERTY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8315 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, JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract of land lying and being in the Township of Barrett, County of Monroe, State of Pennsylvania, being more particularly described as follows:

Description of Unit 31 as shown on the Final Record Plan - Skytop Meadows, Barrett Township, Monroe County, PA, dated April 28, 1989, last revised October 10, 1989, as prepared by Gilmore and Associates, Inc., Consulting Engineers and Land Surveyors, 331 Butler Avenue, New Britain, PA.

BEGINNING at a point the northeasterly corner of Unit 31 said point of beginning being located from the intersection of the centerline of this Primary Access Road and the northeasterly legal right-of-way line of Krumell Hill Road - PA Traffic Route 390, South 19 degrees 24 minutes 39 seconds East 564.59 feet; thence South 08 degrees 52 minutes 03 seconds East 37.17 feet along a line common with Unit 30 to a point a corner; thence along the outside face of the walls of Unit 31 the following courses and distances:

1. South 81 degrees 07 minutes 57 seconds West 18.33 feet to a point a corner,
2. South 08 degrees 52 minutes 03 seconds East 8.67 feet to a point a corner,
3. South 81 degrees 07 minutes 57 seconds West 16.50 feet to a point a corner,
4. North 08 degrees 52 minutes 03 seconds West 8.00 feet to a point a corner,
5. South 81 degrees 07 minutes 57 seconds West 1.83 feet to a point a corner,
6. North 08 degrees 52 minutes 03 seconds West 13.33 feet to a point a corner,
7. North 81 degrees 07 minutes 57 seconds East 9.33 feet to a point a corner,
8. North 08 degrees 52 minutes 03 seconds West 11.67 feet to a point a corner,
9. South 81 degrees 07 minutes 57 seconds West 6.83 feet to a point a corner,
10. North 08 degrees 52 minutes 03 seconds West 20.33 feet to a point a corner,
11. North 81 degrees 07 minutes 57 seconds East 20.33 feet to a point a corner,
12. South 08 degrees 52 minutes 03 seconds East 7.50 feet to a point a corner,
13. North 81 degrees 07 minutes 57 seconds East 13.83 feet to the place of BEGINNING.

CONTAINING 1518.50 square feet of land.  
BEING THE SAME PREMISES WHICH Rosanne C. Rozmus, by Deed dated July 28, 2006 and recorded July 31, 2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2275, Page 9307, granted and conveyed unto Christopher H Paige a/k/a Christopher Paige and Michele Anna Paige.

Improvements: Residential property  
Tax Code No. 1/119787/U31  
Pin #01639903117638

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHRISTOPHER H. PAIGE A/K/A  
CHRISTOPHER PAIGE**

**MICHELE ANNA PAIGE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL MANUEL-COUGHLIN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4148 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

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

The land referred to herein is situated in the State of Pennsylvania, County of Monroe described as follows:  
ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 1 on a map titled "A minor subdivision of Estate of Earl L. Sandt", dated July 10, 1985, prepared by Frank K. Smith, Jr., Registered Surveyor, Marshalls Creek, PA., and recorded in Plot Book 57, Page 172, bounded and described as follows, to wit:

BEGINNING at an old stone corner, being the southwesterly corner of lands of Stephen R. Holley (Deed Book Volume 152, page 161); thence (1) by said lands of Stephen R. Holley, North 57 degrees 44 minutes 41 seconds East 376.38 feet to pipe; thence (2) by other lands of the estate of Earl L. Sandt, grantors herein, of which this lot was formerly a part, North 85 degrees 45 minutes 50 seconds East 227.27 feet to a pipe in line of lands of Jennie B. Kresge, thence (3) by said lands of Jennie B. Kresge, South 5 degrees 52 minutes 08 seconds West (at 371.66 feet passing over a found pipe) 408.15 feet to a point in the center line of Clearview Avenue (L.R. 45078); thence (4) in and along the center line of said Clearview Avenue along a curve to the left having a radius of 599.84 feet for an arc length of 117.10 feet to point of compound curvature; thence (5) by the same along a curve to the left having a radius of 418.96 feet for an arc length of 147.73 feet to a point of tangency; thence (6) by the same South 49 degrees 59 minutes 30 seconds West 16.61 feet to a point; thence (7) leaving said Clearview Avenue by lands of Walter Korab and lands of Herbert

H. Haney, North 39 degrees 41 minutes 05 seconds West (at 17.03 feet passing over a found pipe) 391.13 feet to the place of beginning. Containing 4.008 acres.

The above described premises is also shown as Lots 1 and 2 on minor subdivision of lands of Joseph L. Turk, et ux, dated 3/14/89, prepared by Frank J. Smith, Jr., Registered Surveyor, Marshalls Creek, PA, and recorded in Plot Book Volume 61, Page 129. Said lots 1 and 2 of minor subdivision of lands of Joseph L. Turk, et ux., were merged into one parcel in Record Book Volume 1795, page 399.

Source of Title: Book 2119, Page 8015, (recorded 04/16/2002)

APN 17/14/1/48-1

BEING THE SAME PREMISES WHICH David C. Standt, by Deed dated April 8, 2002 and recorded April 16, 2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2119, Page 8015, granted and conveyed unto David C. Sandt and Jennifer Sandt, husband and wife.

Improvements: Residential property

Tax Code No. 17/14/1/48-1

Pin #17639100569306

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

**DAVID C. SANDT**

**JENNIFER SANDT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9858 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, JUNE 30, 2016**

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

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

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

BEGINNING at a nail in the centerline of Twp. Rd. No. 444 (middle Creek Road), being a common corner of 2A and parcel No. 2B as shown on a plan titled "Final

Plan, Minor Subdivision of Lands of Virginia Keller", dated September 16, 1998, and recorded May 4, 1999, in Plot Book Vol. 71, Page 99; Thence leaving said centerline of Twp. Rd. No. 444, by said Parcel No. 2B South 87 degrees 41 minutes 10 seconds West (at 16.92 feet passing an iron pin) 364.79 feet to an iron pin in line of lands of Barry Schaffer et al (said pin being within the channel of Middle Creek); Thence partially in said Middle Creek, by said lands of Barry Schaffer et al North 0 degrees 07 minutes 12 seconds East 235.58 feet to a marked Hemlock tree; Thence continuing by said lands of Barry Schaffer et al North 63 degrees 01 minutes 03 seconds East, crossing and re-crossing said Middle Creek, (at 396.49 feet passing an iron pin) 496.49 feet to a pipe; Thence by the same South 26 degrees 11 minutes 27 seconds East, again crossing said Middle Creek, (at 182.32 feet passing a pipe) 200.37 feet to a point in the aforementioned centerline of Twp. Rd. No. 444; Thence in and along said centerline of Twp. Rd. No. 444 on a curve to the left having a radius of 600.00 feet for an arc length of 68.09 feet (chord bearing and distance being South 50 degrees 48 minutes 18 seconds West 66.05 feet) to a point of compound curvature; Thence by the same on a curve to the left having a radius of 350.00 feet for an arc length of 206.87 feet (chord bearing and distance being South 30 degrees 37 minutes 19 seconds West 203.87 feet) to a point of compound curvature; Thence by the same on a curve to the left having a radius of 900.00 feet for an arc length of 48.98 feet (chord bearing and distance being South 12 degrees 07 minutes 51 seconds West 48.97 feet) to the place of BEGINNING. CONTAINING 3.499 acres of land. Being Parcel No. 2A as shown on the above described plan.

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

Title to said premises is vested in Ronald J. Simms and Cheryl A. Simms, his wife, by deed from Virginia M. Keller, unmarried dated June 1, 1999 and recorded June 4, 1999 in Deed Book 2064, page 6337. The said Cheryl A. Simms died on June 26, 2010 thereby vesting title in Ronald J. Simms by operation of law.

Parcel No. 13/8/1/46

Pin No. 13622800179214

Being Known As: 521 Lower Middle Creek Road a/k/a RR#4 Box 4248, Kunkletown, Township of Polk, Monroe County, PA 18058

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

**RONALD J. SIMMS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5173 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land situate, lying and being in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 24, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

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

**UNDER AND SUBJECT** to a Common Access Easement for the purpose of ingress, egress and regress to be used in common with Lot 23 and Lot 24, more fully described as follows, to wit:

**BEGINNING** at a pin on the southerly side of Brook Song Way, said pin being a common corner of Lot 22 and Lot 23;

1.) **THENCE** along Lot 23 on the southerly side of Brook Song Way, North 78 degrees 16 minutes 26 seconds East 15.00 feet to a PK nail, a common corner of Lot 23 and Lot 24;

2.) along the southerly side of Brook Song Way and Lot 24, North 78 degrees 16 minutes 26 seconds East 15.00 feet to a pin, a common corner of Lot 24 and Lot 25;

3.) **THENCE** along Lot 25, South 11 degrees 43 minutes 34 seconds East 160.00 feet to a pin in line of Lot 25 and Lot 24;

4.) **THENCE** in Lot 24, South 07 degrees 53 minutes 31 seconds West 10.30 feet to a point in Lot 25;

5.) **THENCE** along Lot 24, South 34 degrees 07 minutes 23 seconds West 41.52 feet to a point;

6.) **THENCE** in the same, North 55 degrees 52 minutes 37 seconds West 15.00 feet to a point in line of Lot 24 and Lot 23;

7.) **THENCE** in Lot 23, North 55 degrees 52 minutes 37 seconds West 15.00 feet to a point;

8.) **THENCE** in Lot 23, North 34 degrees 07 minutes 23 seconds East 24.55 feet to a point in line of Lot 22;

9.) **THENCE** along Lot 22, North 78 degrees 16 minutes 26 seconds East 6.54 feet to a pin;

10.) **THENCE** along Lot 22, North 11 degrees 43 minutes 34 seconds West 160.00 feet to the place of **BEGINNING**.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions which shall be covenants running with the land which are more fully described in Book 2082 Pages 3512-3516.

**TITLE TO SAID PREMISES VESTED** in Mark L. McRae and Sonia A. Lashley-McRae from LTS Development, Inc., by Special Warranty Deed, dated 07/31/2000 and recorded 8/3/2000 in Book 2082 Page 3510.

**TAX CODE:** 16/90954  
**TAX PIN:** 16731102985555

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

**MARK L. MCRAE  
SONIA A. LASHLEY-MCRAE**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3448 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THOSE TWO** certain lots or pieces of land situate in the **Township of Chestnuthill** , County of Monroe, and Commonwealth of Pennsylvania, being shown on a certain map entitled "Plan of Lots; McMichaels Hill-side Terrace; Section Two; Chestnuthill Township, Monroe County, Pennsylvania, Scale 1"=100", September 1971" as prepared by Lawrence M. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania and recorded in Monroe County Plat Book Volume 17, Page 29, bounded and described as follows, to wit:

Beginning at a point on the centerline of Hemlock Drive, said point is located 630.39' Westerly from Robbin's Lane and said point is common to Lot 4; thence along Lot 4 North twenty-seven degrees fifty-one minutes sixteen seconds West (N 27/ 51'16" W) two hundred and sixty feet (260') to a point; thence North sixty-three degrees eight minutes forty-four seconds East (N 63/08'44" E) two hundred ninety-five and ninety-six hundredths feet (295.96') to a point; thence South twenty-seven degrees fifty-one minutes sixteen seconds East (S 27/ 51'16" E) one hundred and sixty-nine feet (169') to a point common to Lot 7; thence along Lot 7 south twenty-eight degrees thirty-one minutes thirty-five seconds West (S 28/ 31'35" W) two hundred thirty-six and twenty-five hundredths feet (236.25') to the centerline of Hemlock Drive; thence along said centerline on a curve to the left with a radius of 100' and an arc length of ninety-six and sixty-seven hundredths feet (96.67') to a point; thence continuing along the centerline of Hemlock Drive South sixty-three degrees eight minutes forty-five seconds West (S 63/ 08'44" W) twenty-two and two tenths feet (22.2') to the point of beginning. The above description is describing Lot 5 and Lot 6 as one lot, and is from more recent survey of Robert Daniel Bethosky, P.A., dated June 9, 1986.

**BEING** known and numbered as 127 Lupine Drive f/k/a RR 6 Box 6715, Hemlock Drive Saylorburg, PA 18353.

BEING the same property conveyed to Douglas A. Skellenger and Eugenia M. Skellenger, his wife who acquired title by virtue of a deed from John Rastetter and Antoinette Rastetter, his wife, dated October 28, 2004, recorded November 5, 2004, at Deed Book 2206, Page 9718, Monroe County, Pennsylvania records.

TAX CODE: 02/5/3/11

PIN NO: 02635003238849

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

**DOUGLAS A. SKELLENGER**

**EUGENIA M. SKELLENGER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7783 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

Tract Number 1:

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

Beginning at an iron pipe on the northerly R.O.W. line of a proposed street 33.00 feet width, said iron pipe being also the most southwesterly corner of lands of Harold B. Richardson, thence along the northerly R.O.W. line of said proposed street South 33 degrees 31 minutes 10 seconds West, 118.00 feet to an iron pipe; thence along other lands of the grantor, of which this lot was formerly a part, North 24 degrees 54 minutes 10 seconds West, 234.27 feet to an iron pipe; thence along other lands of the grantor, of which this lot was formerly a part, North 24 degrees 54 minutes 10 minutes West, 234.27 feet to an iron pipe; thence by the same and party along said lands of Harold B. Richardson South 24 degrees 58 minutes 10 seconds East, 200.00 feet on the place of beginning.

Tract Number 2:

ALL THAT CERTAIN lot or piece of land situate in the

Township of Paradise , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe on the northerly R.O.W. line of a proposed street 33.0 feet in width, said pipe being also the most southeasterly corner of lands of Russell Espensoheid; thence along said lands of Russell Espensoheid; thence along said lands of Russell Espensoheid and partly along other lands of the grantor, of which lot was formerly a part North 24 degrees 58 minutes 10 seconds West 234.00 ft. to an iron pipe; thence along said lands of the grantor, of which this lot was formerly a part North 49 degrees 44 minutes 50 seconds East 103.64 ft. to an iron pipe; thence by the same South 24 degrees 54 minutes 10 seconds East 234.27 ft. to an iron pipe on the northerly R.O.W. line of said proposed 31 minutes 10 seconds West 82.00 ft. to an iron pipe, thence by the same South 39 degrees 34 minutes 20 seconds West 33.0 ft. to the place of beginning.

BEING THE SAME PREMISES which Belkis R. Dossous, married, by deed dated 11/26/07 and recorded 12/4/07 in Book 2322 Page 3676 conveyed to Belkis R. Feliu.

Pin #: 11637603030266

Tax Code #: 11/5/1/9-19

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

**BELKIS R. FELIU**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

**MATTHEW K. FISSEL, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4831 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

ALL THOSE CERTAIN two (2) contiguous lots or pieces of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the southerly corner of Lot 20, Section B, Block 2, on the northwesterly side of Beachwood Road, as shown on a plan titled "lot Plan

of Greenwood Acres, Block 2, prepared by Edward C. Hess, P.E., dated June 23, 1967, and recorded 23 October, 1967 in the Recorder of Deeds Office in and for Monroe County in Plot Book Volume 11, Page 25,

THENCE along the northwesterly side of Beachwood Road, South 51 degrees 39 minutes 50 seconds West 151.47 feet to a pipe at a point of curvature.

THENCE along a curve to the right at the intersection of Beachwood Road and Kimberly Drive, having a deflection angle of 92 degrees 16 minutes 10 seconds, a radius of 30 feet, a tangent of 31.21 feet and an arc length of 48.31 feet to a pipe,

THENCE along the northeasterly side of Kimberly Drive North 36 degrees 04 minutes West (at 38.67 feet passing a pipe), 196.56 feet to a pipe at the corner of lots 2 and 3,

THENCE along the southeasterly side of Lot 3, North 51 degrees 39 minutes 50 seconds East 136.64 feet to a pipe,

THENCE along the southwesterly side of Lot 19 and 20, South 35 degrees 02 minutes East (100 feet passing a pipe), 230 feet to the place of the BEGINNING.

BEING all of Lots 1 and 2, Section B, Block 2 of Green

Wood Acres.

Less and except Lot 2, Section B, Block 2 of Green Wood Acres having been conveyed to William Colgan by Indenture dated 3/20/94 and recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1945, Page 1325.

BEING THE SAME PREMISES which Scott Miller and Tishia M. Miller, by deed dated 9/7/1999 and recorded 9/16/1999 in Book 2069 Page 2058 conveyed to Edward Boerner and Barbara Boerner, his wife. And the said Barbara Boerner departed this life on 3/27/2010, vesting title solely in Edward Boerner as surviving tenant by the entireties as of the date of her death.

Pin #: 19539402550991

Tax Code #: 19/19A/1/142

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

**EDWARD BOERNER A/K/A**

**EDWARD D. BOERNER**

**MORTGAGOR(S) AND**

**RECORD OWNER(S)**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10733 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, tract or parcel of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, being Lot #412 in the Old Farm Estates Subdivision, Phase II, Section 1, as prepared by Thomas J. Reilly, Jr., P.E. of Reilly Associates, the final plan being recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 64, page 41, reserving to Grantor all mineral rights in said land, bounded and described as follows:

**BEGINNING** at an iron pin located on the southerly right of way line of Chestnut Circle and being the northwesterly corner of Lot #40; thence along Lot #40 South 43 degrees 10 minutes 53 seconds West 231.45 feet to an iron pin; thence along land now or formerly of The Compstead and along Lot #42 North 29 degrees 39 minutes 21 seconds West, 349.86 feet to an iron pin on the southerly right of way line of Chestnut Road; thence along the southerly right of way line of Chestnut Road the following 3 courses and distances (1) North 74 degrees 00 minutes 27 seconds East 33.07 feet to a point of curvature; (2) along a curve to the right having a radius of 275.00 feet for a distance measured along the arc of the curve of 145.46 feet to a point of tangency; (3) South 75 degrees 39 minutes 57 seconds East 89.67 feet to a point of curvature; thence along the southerly right of way line of Chestnut Road as it curves into the southerly right of way line of Chestnut Circle along a curve to the right having a radius of 20.00 feet for a distance measured along the arc of the curve of 24.08 feet to a point of reverse curvature; thence along the southerly right of way line of Chestnut Circle along a curve to the left with a radius of 175.00 feet for a distance measured along the arc of the curve of 122.55 feet to a point, the place of BEGINNING.

BEING known and numbered as 264 Chestnut Road (f/k/a 41 Chestnut Road), Blakeslee, PA 18610.

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for the Holders of the CDC Mortgage Capital Trust 2002-HE3 Mortgage Pass-Through Certificates 2002-HE3, by Deed dated April 25, 2006 and recorded May 15, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2267, Page 5437, granted and conveyed unto Karen E. Valentine, a married woman.

TAX CODE: 19/111684

PIN NO: 19539404646438

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

**KAREN E. VALENTINE**

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

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



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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1997 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN piece of ground shown on a plan filed in Pocono Township, Monroe County and designated as Lot number 149, Section 3, Barton Glen, Bartonsville, Penna. Subject to the following metes and bounds description:

Being shown and designated as Lot 149 on a certain map entitled "Proposed Plan of Lots, Barton Glen, Section 3, Pocono and Jackson Townships, Monroe County, Penna. Scale 1" equals 100', January 1965" as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., 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 9 on page 163; and more particularly described as follows:

Beginning at a point on the Southerly side of Merry Hill Road as shown on the above captioned map, said point being a corner common to lots 149 and 150, thence

1) Along the Southerly side of said road in a South-easterly direction on a curve to the right having a radius of 25', an arch distance of 23.18' to a point thence;

2) Along the same in an Easterly direction on a curve to the left having a radius of 50' an arc distance of 66.41' to a point, a corner common to lot 149 and an unplotted area, thence;

3) Leaving said road and along said unplotted area, South 15 degrees 04 minutes East 134.52' to a point on line of Lot 199 a corner common to Lots 149 and the said unplotted area, thence;

4) Along said Lot 199 North 81 degrees 37 minutes West 132.00 feet to a point on line of said Lot 199 a corner common to Lots 149 and 150, thence;

5) Along said Lot 150 North 07 degrees 54 minutes East 148.79 feet to the place of Beginning.

Containing 13,516 square feet more or less.  
BEING known and numbered as 364 Merry Hill Road (a/k/a 149 Merry Hill Road), City of Bartonsville, PA 18321.

BEING the same property conveyed to Richard A. Holmes and Janet Holmes, his wife who acquired title by virtue of a deed from Block Land, Inc., dated November 2, 1968, recorded November 27, 1968, at Deed Book 368, Page 261, Monroe County, Pennsylvania records.

TAX CODE: 12/9C/1/20

PIN NO: 12-6371-02-58-6157

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

**RICHARD A. HOLMES**

**JANET HOLMES**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5461 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, JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 586 located on Hilltop Circle, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Pages 257 and 258.

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

3. The provisions of that certain Cluster II (Estate Lot) Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of

Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1369 and as further supplemented by virtue of a Cluster II Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057 at Page 2138.

4. The provisions of the Notes and Restrictions contained on the Final Plans Blue Mountain Lake Subdivision Phase 5, filed as aforesaid.

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

**TITLE TO SAID PREMISES VESTED IN, Eric Zane Givens and Cardelia Gaither Givens, husband and wife by Deed Blue Mountain Lake Associates, L.P. dated 05/10/1999 and recorded 5/10/1999 in Book 2063 Page 4911, Instrument #1999916427**

**TAX CODE: 17/91102**

**TAX PIN: 17730303202801**

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

**ERIC ZANE GIVENS**

**CARDELIA GAITHER GIVENS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3174 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 19 as shown on a plan entitled "Final Major Subdivision Plan, The Estates of Great Bea, Phase VIII" dated May 27, 2003 last revised August 8, 2003, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on July 28, 2004 in Plot Book 76, Pages 106 and 107, more particularly described as follows: Beginning at a common corner of Lots No. 18 and No. 19 on the southerly side of Rising Meadow Way (50' R.O.W.); Thence**

1. Along the southerly side, passing along an arc of a circle curving to the left, having a radius of 252.00 feet, an arc distance of 93.87 feet to a point of tangency; thence

2. Continuing along the southerly side, North 70 degrees 21 minutes 53 seconds East, a distance of 70.00 feet to a corner of Lot No. 20; thence

3. Along Lot No. 20, South 19 degrees 38 minutes 07 seconds East, a distance of 230.00 feet to a corner; thence

4. South 55 degrees 18 minutes 29 seconds West, a distance of 224.71 feet to a corner of Lot No. 18; thence

5. Along Lot No. 18, North 09 degrees 23 minutes 28 seconds West, a distance of 301.55 feet to the first mentioned point and place of beginning.

Containing 1.125 Acres of land.  
Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right of ways or as shown on said referenced Final Major Subdivision Plan.

Subject to a 50' Wide Golf Course Buffer as shown on said referenced Final Major Subdivision Plan Being Parcel No. 09-97566.

19 Rising Meadow Way  
Title to said premises is vested in Shirley Baskin a/k/a Shirley Hopkins Baskin by deed from Toll PA III, L.P. dated May 19, 2006 and recorded June 9, 2006 in Deed Book 2270, Page 4803.

Parcel No. 9/97566

Pin No. 09734300037424

Being Known As: 19 Rising Meadow Way, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

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

**SHIRLEY BASKIN A/K/A**

**SHIRLEY HOPKINS BASKIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JACOB M. OTTLEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1032 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** Unit designated as Unit Number 1012, being a Unit in the Foxfire Condominium, situate in the **Borough of Mt. Pocono**, County of Monroe and Commonwealth of Pennsylvania as designated in the Declaration of Condominium of Foxfire Condominium, dated the 28th day of February, 1984, and recorded in the Office for the Recording of Deeds, for the County of Monroe on the 8th day of March, 1984, in Record Book 1341, Page 91; First Amendment to the Declaration dated July 14, 1984, recorded in Plot Book 55, Page 43; Second Amendment to the Declaration dated July 1, 1986, recorded in Record Book 1496, Page 1580; Third Amendment to the Declaration dated September 29, 1987, recorded in record Book 1580, Page 1262; Correction to First Amendment dated January 6, 1988, recorded in Record Book 1599, Page 336; Fourth Amendment to the Declaration dated January 29, 1988, recorded in Record Book 1601, Page 1159, and any subsequent amendments thereto, and Plans and Plans for Foxfire Condominium in Plot Book 54, page 16.

**TOGETHER** with all right, title and interest, being a .7296 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

**UNDER AND SUBJECT** to the covenants, restrictions, easements, terms, right, agreement, conditions, rules and regulations as contained in the aforesaid Declaration of Condominium of Foxfire Condominium, and in unrecorded By-Laws of Foxfire Condominium Association, Inc.

**BEING** the same premises which Janet M. Bowe, now by marriage, Janet M. Carrier, and Wayne Carrier, husband, by deed dated April 30, 2007, and recorded May 16, 2007 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2305, at Page 3488, as Instrument Number 200719104, granted and conveyed unto Gerry Sookbirsingh and Carol Curtis, husband and wife, his/her heirs and assigns in fee.

Parcel #: 10/13/2/23-12

Pin #: 10635510460465

Title to said premises is vested in: Carol Curtis and Gerry Sookbirsingh

Being Known As: 200 Oak Street, Unit #1012 a/k/a 130 Foxfire Drive, Mount Pocono, PA 18344

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

**CAROL CURTIS**

**GERRY SOOKBIRSINGH**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8497 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016**

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

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

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

**BEGINNING** at an iron pipe on the northerly side of a Private Driveway, said pipe being a corner common to other lands of Owen Richard Howell and Jeanne L. Howell, as described in Deed Book Volume 215, Page 20-6;

(1) **THENCE** along the said northerly side of a Private Driveway, North seventy-seven degrees one minute thirty-five seconds East (N 77°01'35" E) one hundred fifty-six and eighty-six one-hundredths feet (156.86') to an iron pipe;

(2) **THENCE** leaving said driveway and along lands of Susan J. Smith and Stanley S. Smith, Jr., North thirteen degrees fifty-nine minutes ten seconds West (N 13°59'10" W) one hundred twenty-four and twenty-three one-hundredths feet (124.23') to an iron pin;

(3) **THENCE** along lands of Gary Raish and lands of W. Keith Gribbin and Mary Louise Gribbin, South seventy-seven degrees one minutes fifty-five seconds West (S 77°01'55" W) (passing an iron pipe at 107.80') one hundred fifty-four and fifty one-hundredths feet (154.50') to an iron rebar;

(4) **THENCE** along said other lands of Owen Richard Howell and Jeanne L. Howell, south twelve degrees fifty-three minutes fifty seconds East (S 12°53'50" E) one hundred twenty-four and twenty-two one-hundredths feet (124.22') to the place of **BEGINNING**.

CONTAINING 0.444 acre.

**COMMONLY KNOWN AS** HC1 Box 1054 and now known as 2019 Howells Lane.

**UNDER AND SUBJECT** to reservations and conditions of record.

**BEING PARCEL ID No.:** 12/8/1/11

**PIN NO.:** 12637201398160

**BEING** the same premises which Owen Richard Howell and Jeanne L. Howell, his wife, by deed dated October 7, 2005 and recorded October 11, 2005 in the Recorder of Deeds Office in and for Monroe County in Deed Book 2243, page 2186, granted and conveyed unto Sheri J. Howell, an adult individual and Nicholas R. Safin, an individual, in fee.

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

**NICHOLAS R. SAFIN AND**

**SHERI J. HOWELL**

**A/K/A SHERI JEAN 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  
**THOMAS M. FEDERMAN, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 176 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a point on the southeasterly side of Dogwood Lane, said point being, the most westerly corner of Lot No. 1204, as shown on map entitled "Section V, The Hamlet, Jacob & Astrid Keuler - Owners-Developers, 11/10/1977", revised 7/24/1978; thence along Lot No. 1204 (a radial line to the second hereinafter described curve), South 35°2'45" East, 189.64 feet to a point; thence along a right-of-way 15 feet in width, other lands of Jacob & Astrid Keuler, South 41°6'34" West, 223.30 feet to a point, the most easterly corner of of Lot No. 1206 as shown on said map; thence along Lot No. 1206 (a radial line to the first hereinafter described curve), North 26°39'20" West, 268.31 feet to a point on the southeasterly line of Dogwood Lane; thence along the southeasterly line of Dogwood Lane in a northeasterly direction on a curve to the right having a radius of 560 feet an arc length of 40 feet to a point of reverse curvature; thence along the same on a curve to the left having a radius of 640 feet an arc length of 139.43 feet to the place of BEGINNING.

**CONTAINING 44,030 square feet, more or less. BEING Lot No. 1205 as shown on said map.**

**BEING THE SAME PREMISES WHICH Daniel A. Obiso and Beverly Obiso, by Deed dated 2/5/1999 and recorded 2/9/1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2059, Page 6291, granted and conveyed unto Marc Leslie Roth, Victoria M. Roth and Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sara Roth.**

Sara Roth departed this life on May 4, 2007.  
 Improvements: Residential property  
 Tax Code No. 14/3C/1/176  
 Pin # 14-7307-02-56-1389

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

**MARC LESLIE ROTH  
 VICTORIA M. ROTH  
 CHARLES A.J. HALPIN, III,  
 ESQUIRE  
 PERSONAL REPRESENTATIVE OF THE ESTATE  
 OF SARA ROTH**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2683 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** property situated in the Borough of Mt. Pocono in the county of Monroe and the Commonwealth of Pennsylvania, being described as follows: Parcel 10/77/2/24 and being more fully described in a deed dated 06/09/2005, and recorded 06/13/2005, among the land records of the county and state set forth above, in Deed Book 2228, page 5975

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

Beginning at a point on the northwesterly line of Church Avenue the southwesterly corner of lands of William J. Thomas; thence along the northwesterly line of Church Avenue South 68 degrees 30 minutes West 100.00 feet to a point; thence by lands of Montovision Realty, Inc., of which this tract was formerly a part, North 21 degrees 30 minutes 150.00 feet to a point; thence by lands of William J. Thomas South 21 degrees 30 minutes East 150.00 feet to the place of beginning. Containing 15,000 square feet more or less.

**UNDER AND SUBJECT** to the express conditions that only one single family dwelling house shall be erected upon the premises herein conveyed and that no building shall be erected within 35 feet of the northerly line of Church Avenue. The plans and specifications of any building, as well as the location upon the lot, shall be approved by Montovision Realty, Inc., its successors or assigns, no outbuildings of any kind or character shall be built on said premises except a private garage. No live poultry, hogs, cattle or horses shall be kept on said premises.

**BEING THE SAME PREMISES WHICH Stanley E. Rut-**

kowski and Rita Rutkowski, by Deed dated 06/09/05 and recorded 06/13/05 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2228, Page 5975, granted and conveyed unto Jessie M. Reaves.

Improvements: Residential property

Tax Code No. 10/7/2/24

Pin #10635511664871

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

**JESSIE M. REAVES**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL MANUEL-COUGHLINE,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3084 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

**BEGINNING** at a point in the centerline of Lincoln Green Drive, being a common corner of Lot No. K-30 and Lot No. K-31 as shown on a plan titled 'Robin Hood Lake, Revised Second and Third Plotting', dated February 23, 1961, and recorded in Plot Book Volume 25, page 121; thence in and along said centerline of Lincoln Green Drive South 84 degrees 48 minutes East 116.60 feet to a point of curvature; thence along the intersection of said centerline of Lincoln Green Drive with the centerline of Greenwood Drive on a curve to the right having a radius of 40.00 feet for an arc length of 54.22 feet (chord bearing and distance being South 45 degrees 55 minutes 27 seconds East 50.16 feet) to a point of tangency; thence along said centerline of Greenwood Drive South 7 degrees 08 minutes East 131.58 feet to a point; thence leaving said centerline of Greenwood Drive, by Lot No. W-1 (owned by Robin Hood Lake Water Co., Inc.) and by lands of John Steckel North 84 degrees 48 minutes

West (at 16.50 feet passing an iron pin) 183.78 feet to an iron pin; thence by the aforementioned Lot No. K-31 (owned by Lee J. Honey) North 5 degrees 12 minutes East (at 143.50 feet passing an iron pin) 160.00 feet to the place of BEGINNING. CONTAINING 0.606 acres of land. Being Lot Nos. k-29, Tax ID# 13/10a/1/303 and K-30, Tax ID# 13/10a/1/302 combined as shown on a plan titled 'Lot Joinder Plan of Lands of New 1901 Corp.' dated December 31, 2002 and recorded in Map Book Volume 75, page 47.

**UNDER AND SUBJECT** to conditions, reservations and restrictions more fully set forth in Deed Book Volume 2148, page 4425.

**TITLE TO SAID PREMISES IS VESTED IN** Anthony Frattarelli and Marie A. DeVito, h/w, by Deed from Elizabeth M. Schmid, dated 06/30/2003, recorded 07/09/2003 in Book 2159, Page 3016.

TAX CODE: 13/10A/1/303

TAX PIN: 13621906482024

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

**MARIE A. DEVITO**

**ANTHONY FRATTARELLI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4442 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

Beginning at a point on the Northeasterly side line of 50.00 feet wide George Drive and in the dividing line between Lots No. 4 and 5 on Plot of Lots known as "Greenwood Crest" in Green Wood Acres, as prepared by Edward C. Hess Associates, dated March 4, 1969 and recorded April 3, 1969 in the Recorder of Deeds Office in and for Monroe County in Plot Book Volume 12, page 39.

Thence from said beginning point and along the di-

viding line between Lots No. 4 and 5 North 51 degrees 39 minutes 50 seconds East two hundred sixteen and ninety-eight one hundredths (216.98') feet to a point common to Lots No. 4 and 5 and lands now or formerly owned by John Yamulla;

Thence from said point and along the line between Lot No. 5 and land now or formerly owned by John Yamulla South 38 degrees 09 minutes 40 seconds East, ninety-nine and eighty-three one-hundredths (99.83') feet to a point common to Lots No. 5 and 6;

Thence from said point and along the line between Lots 5 and 6, South 51 degrees 39 minutes 50 seconds West, two hundred twenty-two and thirty-two one hundredths (222.32') feet to a point on the aforesaid Northeasterly side line of George Drive;

Thence from said point and along said line of George Drive North 35 degrees 02 minutes West one hundred (100) feet to a point, the place of beginning.

Being all of Lots 5, Section A, Greenwood Crest in Green Wood Acres.

BEING known and numbered as 5 George Drive, Blakeslee, PA 18610

BEING the same property conveyed to Stanley A. Carlson who acquired title by virtue of a deed from James L. Contipodero and Dolores Contipodero, husband and wife, dated June 30, 2005, recorded July 12, 2005, at Deed Book 2232, page 1406, Monroe County, Pennsylvania records.

TAX CODE: 19/19B/2/81

PIN NO: 19539401499886

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

**STANLEY A. CARLSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10443 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, JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the township of **Chestnuthill**, county of Monroe and State of Pennsylvania, being lot No. 2 as shown

on a plan entitled final plan minor subdivision lands of William H. Kresge, III and Carmine M. Kresge, recorded in plot book volume 58 page 258 October 10, 1986, bounded and described as follows to wit:

Beginning at a railroad spike in or near the centerline of township route no. 460, Bunny Lane leading from PA Route No. 115 to Effort-Neola Road, being also a corner of Lot No. 1,

Thence along Lot No. 1, North 64 degrees 40 minutes 15 seconds West (at 20.00 ft passing over an iron) for 286.50 feet to an iron in line of lands of Earl F. Shaffer,

Thence along lands of Earl F. Schafer, North 25 degrees 19 minutes 45 seconds East (magnetic meridian 1978) for 161.35 feet to an iron a corner of lot no. 3,

Thence along a lot no. 3, South 64 degrees 40 minutes 15 seconds East (at 266.50 feet passing over an iron) for 286.50 feet to a railroad spike in or near the center of township route no. 460, Bunny Lane,

Thence in the township route no. 460, Bunny Lane, South 25 degrees 19 minutes 45 seconds West for 161.35 feet to the place of beginning.

Containing gross area 1.0612 acres more or less. Net area 1.0001 acres more or less.

Being tax map no. 2/8/1/57-2

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

BEING known and numbered as 2 Bunny Ln, City of Brodheadsville, PA 18322.

BEING the same property conveyed to James McLaurin and Teresa McLaurin, husband and wife who acquired title by virtue of a deed from We All Win LLC and Anthony Diaz and Janeane Diaz, his wife, dated December 2, 2005, recorded January 31, 2006, at Deed Book 2256, Page 2354, Monroe County, Pennsylvania records.

TAX CODE: 2/8/1/57-2

PIN NO: 02624800392297

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

**JAMES MCLAURIN**

**TERESA MCLAURIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**MICHAEL E. CARLETON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10348 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, JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, more particularly described as follows:

**BEGINNING** at a point on the southerly right-of-way line of Traffic Route Number 715, Legislative Route Application 3760, leading from Reeders to McMichaels, said point being common to the westerly side of lands now or formerly of Robert T. Blum; thence along lands of Robert T. Blum, South 08 degrees 32 minutes 52 seconds West 1848.59 feet to an existing stone corner common to the lands now or formerly of Paul L. Bond; thence along the lands of Paul L. Bond passing a set iron pin on line at 1,376.42 feet South 84 degrees 22 minutes 14 seconds West 1,401.4 feet to point in existing oak tree common to the lands now or formerly of Diane J. Thrail; thence along the lands of Diane J. Thrail passing a set iron pin on line at 25.00 feet and an existing iron pin on line at 1,870.70 feet North 08 degrees 59 minutes 49 seconds West 1,873.34 feet to the southerly right-of-way line of the aforementioned Traffic Route Number 715; thence along the right-of-way line of Traffic Route 715 South 84 degrees 21 minutes 10 seconds East 179.84 feet to a point; thence continuing along the same along a curve to the left having a radius of 666.50 feet, and an arc of 145.44 feet and a chord of North 89 degrees 19 minutes 03 seconds East 145.15 feet to a point; thence continuing along the same North 82 degrees 59 minutes 15 seconds East 693.12 feet to a point; thence continuing along the same North 83 degrees 22 minutes 10 seconds East 403.51 feet to the point of beginning. This conveys Lot No. 23 only.

**TITLE TO SAID PREMISES IS VESTED IN** Mark Craig and Philippa Clark, joint tenants with right of survivorship, by Deed from Chapel Creek Homes, Inc., a Pennsylvania Corporation, dated 05/07/1999, recorded 05/11/1999 in Book 2063, Page 5035.

**TAX CODE:** 8/86403

**TAX PIN:** 08-6350-00-19-3502

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

**MARK CRAIG  
PHILIPPA CLARKE A/K/A  
PHILIPPA 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 un-

less exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4286 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or parcel of land situate in the Township of Pocono, County of Monroe, being known as Lot 2 shown on a Plan entitled 'Subdivision Plan Leisure Opportunity Consultants' dated January, 1988 and recorded in and for the County of Monroe in Stroudsburg, PA, in plot Book 60 Page 30. Being more particularly described as follows, to wit:

**Beginning** at a Pipe, the Southeast Right of Way Intersection of T-632 (Barton Drive) and Sky High Drive; Thence along the Southerly Right of Way of T-632 (Barton Drive) S 54 degrees 34 minutes 28 seconds E a distance of 334.72 feet to an iron pipe common to Lot 1 of the aforementioned Subdivision of Leisure Opportunity Consultants - thence along said Lot 1 S 35 degrees 25 minutes 32 seconds W 304.10 feet to an iron pipe on a line of Barton Glen Subdivision - thence along said Barton Glen Subdivision N 56 degrees 33 minutes 00 seconds W a distance of 115.92 feet to a pipe on the Easterly Right of Way of Sky High Drive - thence along the Easterly Right of Way of Sky High Drive on a curve bearing to the Left having a radius of 185.70 feet a distance of 44.24 feet to a point - thence along same N 11 degrees 37 minutes 32 seconds W a distance of 290.59 feet to the place of beginning.

Having a total area of L256 acres, more or less.

Parcel/Tax I.D. #: 12-6371-02-95-8122

Commonly known as: 10 Sky High Drive Bartonsville, PA 18321

Being the same property conveyed to Grantor by deed dated 10/19/201, recorded 10/26/200,1 in Book 2107, Page 3694, in the Official Records of the Recorder of Deeds for Monroe County, Pennsylvania.

**BEING KNOWN AS TAX PARCEL #12/117435**

**TITLE TO SAID PREMISES IS VESTED IN** Arthur A. Doughty, Sr. and Joan Doughty, h/w, by Deed from Arthur A. Doughty, Sr. and Joan Doughty, h/w and Arthur A. Doughty, IV., single, dated 05/15/2007, recorded 06/23/2008 in Book 2337, Page 3563.

Improvements: Residential dwelling

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

**ARTHUR A. DOUGHTY, SR**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MARTHA E. VON ROSENSTIEL,  
 ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7210 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on  
**Thursday , JUNE 30, 2016**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** piece or parcel of land, together with the message thereon erected (including Veranda or porches, if any) situate in the **Township of Jackson**, County of Monroe, State of Pennsylvania, described as follows, to wit:

Being Unit No. 45 of Building B as shown on a plan entitled "Building Locations-Cluster 1, The Village at Camelback, Jackson Township, Monroe County, PA", prepared by Hillcrest Engineering Services, Inc., and dated June 30, 1977, and intended to be recorded in the Recorder of Deeds Office for Monroe County, Stroudsburg, PA; the location of said building B a being more fully described as follows:

Beginning at a point from which the Southeasterly most corner of Phase 1 of The Village at Camelback bears South twenty eight degrees fifty five minutes twelve seconds East one hundred sixty six and seventy six one-hundredths feet; thence by lands of Camelback Associates, Inc., North sixty eight degrees twenty two minutes fourteen seconds West seventy four and thirty four one-hundredths feet to a point; thence North twenty one degrees thirty seven minutes forty six seconds East thirty and thirty four one-hundredths feet to a point; thence South sixty eight degrees twenty two minutes fourteen seconds East seventy four and thirty four one hundredths feet to a point; thence South twenty one degrees thirty seven minutes forty six seconds West thirty and thirty four one hundredths feet to the place of beginning.

BEING known and numbered as 45 Slalom Way, Tanersville, PA 18372.

BEING the same property conveyed to AMC PA Properties, LLC who acquired title by virtue of a deed from Barry C. Miller, dated December 30, 2002, recorded January 8, 2003, at Deed Book 2141, page 6539, Monroe County, Pennsylvania records.

TAX CODE: 08/6A/2/12  
 PIN NO: 08635320902742U045

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

**MAHLON MACE COHEN, INDIVIDUALLY, AS GUARANTOR AND AS MEMBER OF AMC PA PROPERTIES, L.L.C.; AMC PA PROPERTIES,**

**LLC**

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 551 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 , JUNE 30, 2016**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel, or piece of land situate in the **township of Stroud**, county of Monroe, and commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a set iron pipe on the southerly line of brown road, t-505, said pipe being a common corner of lots nos. 3 and 4 as shown on map entitled, "final plan, big pines, section 2", dated 14 September 1993, and revised 28 September 1993, and recorded 5 November 1993, in the office for the recording of deeds, in and for the county of Monroe, at Stroudsburg, Pennsylvania, in plot book vol. 65, page 205; thence along the said lot no. 3, south fifty-four degrees zero minutes fifty-five seconds east one hundred ninety-one and seventy-five one-hundredths feet to a set iron pipe;

Thence along lot no. 2 on the said plan, north thirty-five degrees fifty-nine minutes five Seconds east two hundred fourteen and seventy-four one-hundredths feet to a found iron pipe, being a common corner of the within lot no. 4, and lands now or formerly of Joan E. Christman;

Thence along said lands now or formerly of Joan E. Christman, north fifty-two degrees twenty-six minutes thirty-eight seconds west one hundred ninety-one and eighty-two one-hundredths feet to a set iron pipe on the southerly line of the said brown road; Thence along the southerly line of brown road south thirty-five degrees fifty-nine minutes five seconds west two hundred twenty feet to the place of beginning.

BEING known and numbered as Rural Road 3 Box 3182 Brown Road, East Stroudsburg, PA 18301 BEING the same property conveyed to Leroy Bright and Dawn M. McFarlane who acquired title by virtue



of a deed from Pocono Young Development, Inc., dated July 14, 1994, recorded July 22, 1994, at Monroe County, Pennsylvania records.

TAX CODE: 17/112796

PIN NO: 17639101153399

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

**DAWN M. MCFARLANE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7769 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016  
AT 10:00 A.M.**

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

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

**BEGINNING** at a point on the northwesterly line of Franklin Avenue, said point being the northeasterly corner of Lot No. 203 as shown on map entitled Plotting II, Hickory Hill Farms (west), 23 July 1973; thence along Lot No. 203 (a radial line to the third hereinafter described curve), N 41 deg. 25 min. 14 sec. W 190.00 feet to a point, said point being the southeasterly corner of Lot No. 201 as shown on said map; thence along Lot No. 201 (a radial line to the first hereinafter described curve), N 39 deg. 47 min. E 232.06 feet to a point on the southwesterly line of Robins Court; thence along southwesterly line of Robins Court in a southeasterly direction on a curve to the right having a radius of 400 feet an arc length of 238.12 feet to a point of compound 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 59.32 feet to a point of reverse curvature on the northwesterly line of Franklin Avenue; thence along the northwesterly line of Franklin Avenue in a southwesterly direction on a curve to the left having a radius of 400 feet an arc length of 148.15 feet to the place of beginning.

CONTAINING 1.130 acres, more or less. Being Lot No 202 as shown on said map.

BEING known as 207 Robins Court, Saylorsburg, PA 18353.

BEING Parcel Number 15/6B/1/8

PIN: 15625701373576

BEING the same premises Michael R. Boos and Eileen T. Boos, husband and wife, by Deed dated June 30, 1995, and recorded July 12, 1995, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2013, Page 1093, granted and conveyed unto Harry D. Bahn and Barbara J. Bahn, husband and wife, in fee.

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

**HARRY D. BAHN**

**AND BARBARA J. BAHN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KERI P. EBECK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5895 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot N. 37, Harvest Hills Estate, Section Two as recorded in Plot Book Volume 61, Page 285, bounded and described as follows, to wit:

**BEGINNING** at an iron on the northerly side of Maltese Road, being also a corner of Lot No 38, Harvest Hill Estates, Section Two; **THENCE** along Lot No. 38, North 06°27'01" West (Magnetic Meridian) for 31.32 feet to an iron in line of lands now or formerly of Charles J. Farmer; thence along lands now or formerly of Charles J. Farmer, North 72°04'27" East for 153.06 feet to an iron on the Westerly side of Ridge-wood Drive; thence along the Westerly side of Ridge-wood Drive, South 06°27'01" East for 302.77 feet to an iron; thence along an easement arc of a curve to the right having a radius of 40.00 feet and an arc length of 62.83 feet to an iron on the Northerly side of

Maltese Road; thence along the Northerly side of Maltese Road, South 83°32'59" West for 110.00 feet to the place of beginning.

CONTAINING 1.099 acres, more or less.

Being the same property which Prudential Residential Services, Limited Partnership, granted and conveyed unto Mark B. Pittenger and Cynthia M. Pittenger, husband and wife by deed dated August 5, 2002 and recorded August 13, 2002 in the Recorder's Office of said County in Deed Book 2128 Page 8234.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Instrument Number 199730253, in Deed Book Volume 2041, page 5691, et seq.

139 Maltese Road f/k/a 37 Maltese Road, Effort, Pennsylvania 18330

Permanent Parcel No.: 2/87117

Pin No. 02623900796935

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

**CYNTHIA M. PITTENGER**

**MARK B. PITTENGER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**BRETT A. SOLOMON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3415 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** lot or piece of ground, together with the appurtenances situate thereon, 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 of lands of Archie F. and Emma B. Kauffman and in the bed of Woodale Road (33 feet wide) which leads to Brushy Mountain; thence along lands of Archie F. and Emma B. Kauffman, South 56 degrees 05 minutes 30 seconds West, 551.38 feet to a corner in line of lands of Franklin Sip-

troth, thence along the same, North 3 degrees 00 minutes West, 224.00 feet to a corner of lands of Henry J. and Shirley Martindell; thence along lands of Henry J. and Shirley Martindell; John and Lucy Feriod and Tony and Betty Feriod, which is the Northerly side of a 12 foot wide right-of-way, North 63 degrees 59 minutes 20 seconds East, 335.77 feet to a corner in the bed of aforesaid Woodale Road; thence along the bed of Woodale Road the following courses and distances: (1) South 57 degrees 05 minutes East, 55.50 feet to an angle point; (2) South 68 degrees 20 minutes East, 129.90 feet to a corner of lands of Archie F. and Emma B. Kauffman and the place of **BEGINNING**.

**BEING** the same premises which Karen Schurman by deed dated February 27, 2009 and recorded March 6, 2009 in the Office for the Recording of Deeds in and for the County of Monroe in Stroudsburg, Pennsylvania in Record Book Volume 2349, Page 6654, granted and conveyed unto Roberto Figuereo and Monika A. Bednarek, Grantors herein in fee.

Parcel Identification No: 9/16A/2/11

Map #: 09-7313-02-85-8677

Improvements: Residential dwelling  
**TITLE TO SAID PREMISES IS VESTED IN** Monika A. Bednarek, by Deed from Roberto Figuereo and Monika A. Bednarek, dated 10/07/2011, recorded 10/12/2011 in Book 2392, Page 5334.

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

**MONIKA A. BEDNAREK**

**ROBERTO FIGUEROE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JENIECE D. DAVIS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11293 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 , JUNE 30, 2016**

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

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

**ALL THAT TRACT OR PIECE** of land situated 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 Northerly right of way of Township road T-535 (Shine Hill Road), said iron pin being the Southeasterly corner of lands N/F Norma J. Butz & the Southwesterly corner of lands of Lot #1. Thence along lands N/F Norma J. Butz North 01 degrees 29 minutes 00 seconds West 193.90 feet to an iron pin. Thence still along lands of N/F Norma J. Butz South 81 degrees 31 minutes 00 seconds West 108.00 feet to an iron pin. Thence along lands of N/F Raymond J. Butz North 04 degrees 51 seconds 40 seconds East 58.23 feet to an iron pin. Thence along lands of N/F Raymond J. Butz & N/F Johanna Leonhardt North 13 degrees 10 minutes 00 seconds East 379.57 feet to a 36 foot Oak Tree. Thence along lands of N/F George R. and Jean Habeeb South 82 degrees 08 minutes 00 seconds East 189.43 feet to an iron pipe. Thence along lands of Richard and Gloria Graeber South 13 degrees 10 minutes 00 seconds West 383.15 feet to an iron pin. Thence still along lands of Richard and Gloria Graeber South 81 degrees 31 minutes 00 seconds West 35.52 to an iron pin. Thence still along lands of Richard & Gloria Graeber South 01 degrees 29 minutes 00 seconds East 193.90 to an iron pin, said iron pin located on the Northerly right of way of T-535 (Shine Hill Road). Thence along the Northerly right of way of T-535 (Shine Hill Road) South 81 degrees 31 minutes 00 seconds West 50.38 feet to an iron pin the Point of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Eugene Graeber, by Deed from Richard Graeber and Gloria J. Graeber, h/w, dated 01/17/2001, recorded 01/23/2001 in Book 2090, Page 2993.  
 TAX CODE: 12/92758  
 TAX PIN: 12637301464180

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6815 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnut Hill, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1A on a plan entitled "Minor Subdivision Plan for Rose Marie Defluri" recorded in Plot Book Volume 76, Page 182, being more fully described as follows, to wit:

Beginning at a point on the middle of Warner Drive, T-459, said point being the northwest corner of the herein described lot; thence along the middle of Warner Drive, T-459, N 55 degrees 51'29" E 542.15 feet to a point; thence along Lot 1B on the above recited plan the following two courses:

1. S 34 degrees 06'31" E (passing over an iron at 25.00 feet) 85 feet to an iron;
  2. S 56 degrees 17'12" E 1185.16 feet to an iron;
- Thence along other lands of Rose Marie Defluri S 10 degrees 05'25" W 1099.35 feet to a stone corner; thence along lands of Salvatore Lacognata along lands of Frank A. Demalo, along lands of Concetta Ragusa, and along lands of Frank J. Cherichella N 09 degrees 43'50" W 709.21 feet to an iron; thence along lands of Frank J. Cherichella N 22 degrees 15'47" E 139.77 feet to an iron pin; thence along lands of Frank Cherichella, along lands of DeWayne Delrymple, and along lands of Gilbert Ortiz N 60 degrees 59'48" W (passing over an iron 1370.06 feet) 1398.08 feet to the place of beginning.

Title to said Premises vested in David A. Defluri and Deanna J. Defluri, as husband and wife as tenants by the entireties by Deed from David A. Defluri, as a married man dated 03/02/2005 and recorded 03/08/2005 in the Monroe County Recorder of Deeds in Book 2218, Page 2928.

Being known as 2207 A Warner Drive # 1A, Saylorstown, PA 18353

Tax Parcel Number: 02/71/1/29  
 Tax Pin Number: 02634000319684

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

**DAVID A. DEFLURI**  
**DEANNA J. DEFLURI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ROBERT W. WILLIAMS, ESQUIRE

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

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

Sheriff of Monroe County  
Pennsylvania  
JACOB M. OTTLEY, ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1450 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Tobyhanna , County of Monroe, State of Pennsylvania, and being Lot No. 402 on the map of plan bearing title or legend "Section F Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania Scale: 1"=100' L.A. Achterman, Jr. P.E. East Stroudsburg, Pennsylvania, Revised 27, July 1964," in Plot Book Volume 9, Page 139 bounded and described as follows, to wit:

BEGINNING at an iron pipe in the northeasterly line of Lake Lane and at the southern-most corner of Lot No. 401 on said map; thence North 25 degrees 44'-40" East along the line dividing Lots Nos. 401 and 402 (a line radical to the curve hereinafter mentioned) for a distance of 145 feet to a point; thence South 71 degrees 36'-40" East along the line dividing Lots no. 402 and 424 for a distance of 117.73 feet to a point; thence South 30 degrees 33'-50" West along the line dividing Lots Nos. 402 and 403 (a line radical to the curve hereinafter mentioned) for a distance of 165 feet to an iron pipe in the northeasterly line of Lake Lane; thence northwestwardly along the northeasterly line of Lake Lane by a curve to the left having a radius of 1225 feet for an arc length of 103.04 feet to the iron pipe at the place of BEGINNING.

BEING the same premises which Lands Edge Enterprises, Inc. by their deed dated December 16, 1987 and recorded in the office of the Recorder of Deeds in and for Pike County, in Deed Book Volume 1610 at page 770, granted conveyed unto the Grantor herein.

Title to said premises is vested in Eddie J. Chambliss by deed from Eddie J. Chambliss a/k/a Eddie J. Chambliss dated May 12, 1989 and recorded June 6, 1989 in Deed Book 1684, Page 502.

Parcel No. 19/11A/1/28

Pin No. 19630604519910

Being Known As: 1521 Lake Lane f/k/a 402 F Locust Lake Lane, Pocono Lake, Township of Tobyhanna, Monroe County, PA 18347.

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

**EDDIE J. CHAMBLISS**

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

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

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

Todd A. Martin

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4766 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

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

BEGINNING at a pipe in line of lands of Lois H. Hughes, the northeasterly corner of Lot No. 1 intended to be conveyed by Mrs. Frederick S. Acker to James P. Acker from which stone corner the most northwesterly corner of lands conveyed by Paul H. Johnson to Frederick S. Acker and Mabel P. Acker, his wife, by deed dated November 12, 1943, and recorded in Deed Book Vol. 144, Page 390 bears South forty six degrees fifty minutes no seconds West distant four hundred seven and forty-one one hundredths feet, as shown on a plan titled "Subdivision of Lands of Mrs. Frederic S. Acker, Stroud Township, Monroe County, Pa." dated May 30, 1972, prepared by Edward C. Hess Associates, Inc., and intended to be recorded; thence by lands of Lois H. Hughes North forty-six degrees fifty minutes no seconds East two hundred ten feet to a pipe a common corner of Lot No. 2 and Lot No. 3 which is intended to be conveyed by Mrs. Frederick S. Acker to Gerald H. Ryder; thence by Lot No. 3 South forty-three degrees ten minutes no seconds East two hundred ten feet to a pipe in the northwesterly right-of-way line of Frederick Road; thence along the northwesterly right-of-way line of Frederick Road South forty-six degrees fifty minutes no seconds West two hundred ten feet to a pipe, a common corner of Lot No. 1 and Lot No. 2; thence by Lot No. 1 North forty-three degrees ten minutes no seconds West two hundred ten feet to the place of BEGINNING. Being Lot No. 2 of the aforesaid plan.

BEING THE SAME PREMISES which Joseph Gairo and Sabine Ruhup, his wife, by deed dated 10/29/2004 and recorded 11/01/2004 in Book 2206 Page 3115 conveyed to Nickole Atkins, single.

Pin #: 17639104632803

Tax Code #: 17/14/2/27-2

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

**NICKOLE ATKINS**

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

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW K. FISSEL, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 972 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEING SHOWN AND DESIGNATED as Lot 135 on a certain map entitled "Section 1; Winona Lakes; Middle Smithfield Township, Monroe County, Penna; December 1964; Scale 1"=100'" as prepared by Monroe Engineering, Inc., Stroudsburg, Pa., said map being recorded in the Office of the Recording of Deeds in Stroudsburg, Pa., in and for the County of Monroe in Plat Book Volume 9 on Page 119 and more particularly described as follows:

BEGINNING at an iron pin at the intersection of the easterly side of Kingbird Trail with the northwesterly side of Maple Lane;

thence 1) along the easterly side of said Kingbird Trail North 06 degrees 28 feet West 161.41 feet to an iron pin, a corner common to Lot 135 and 148; thence 2) leaving said road and along said Lot 148 North 61 degrees 52 feet East 100.00 feet to an iron pin, a corner common to Lots 135 and 136; thence 3) along said Lot 136 South 28 degrees 08 feet East 150.00 feet to an iron pin on the northwesterly side of Maple Lane, a corner common to Lots 135 and 136; thence 4) along the northwesterly side of said road South 61 degrees 52 feet West 159.61 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Leonard Perroots and Jennifer A. Perroots, by Deed dated 06/07/2004 and recorded 06/15/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2193, Page 2031, granted and conveyed unto Karen Lassell and Michael Lassell.

Improvements: Residential property

Tax Code No. 09/3F/1/166

Pin #09734404902010

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

**KAREN LASSELL  
MICHAEL LASSELL**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL MANUEL-COUGHLINE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4830 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN message tenement and tract 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 in the middle of a thirty-three foot wide right-of-way, said point also being the North Western corner of Lot No. 122; Thence south fifty-five degrees thirty-seven minutes East three hundred feet to a point; thence South thirty-nine degrees eleven minutes West one hundred twenty-two and three tenths feet to a point on the Northeasterly side of a twenty five foot private road; thence along the Northeastern side of this private road North seventy degrees thirty-seven minutes West three hundred feet to a point in the middle of the thirty-three foot wide right-of-way first abovementioned; thence along the middle of said right-of-way North thirty-four degrees twenty three minutes East two hundred feet to the place of BEGINNING.

BEING the same premises that JP Morgan Chase Bank as Trustee for the Benefit of Equity One, ABS, Inc., Mortgage Pass Through Certificates, Series 1997-1 by deed dated January 20, 2006 and recorded March 6, 2006 in the Office of the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book Volume 2259, Page 8515, granted and conveyed unto Zebo, Inc., Grantor hereof, in fee.

Title to said premises is vested in Kurt Laschke and Teresa Laschke, husband and wife, by deed from ZEBON, Inc. dated January 12, 2007 and recorded January 17, 2007 in Deed Book 2293, Page 8629.

Parcel No. 9/10/2/43

Pin No. 09732403240426

Being Known As: 143 Pocono Heights a/k/a 3407 Pin Oak Lane, Parcel Number Parcel Number 09/10/2/43, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18302

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

**KURT LASCHKE  
TERESA LASCHKE**

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

"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JOSEPH F. RIGA, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6600 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

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

**BEGINNING** at an iron pin on the easterly line of Vixen Drive, being a common corner of Lot No. 28 and Lot No. 29 as shown on a plan titled 'Section 2, Final Plan, Foxwood', dated October 20, 1980, and recorded in Plot Book Vol. 59, Page 307; thence along said easterly line of Vixen Drive North 13 degrees 29 minutes 57 seconds West 73.10 feet to a point of curvature; thence along the intersection of said easterly line of Vixen Drive with the southerly line of Red Fox Court on a curve to the right having a radius of 30.00 feet for an arc length of 37.91 feet (chord bearing and distance being North 22 degrees 42 minutes 10 seconds East 35.44 feet) to a point of tangency; thence along said southerly line of Red Fox Court North 58 degrees 54 minutes 17 seconds East 76.72 feet to a point of curvature; thence by the same on a curve to the right having a radius of 480.00 feet for an arc length of 83.87 feet (chord bearing and distance being North 63 degrees 64 minutes 38 seconds East 83.77 feet) to an iron pin; thence by Lot No. 27 South 21 degrees 05 minutes 01 seconds East 144.42 feet to an iron pin; thence by the aforementioned Lot No. 29 South 76 degrees 30 minutes 03 seconds West 194.08 feet to the place of BEGINNING.

**CONTAINING 22,108 square feet of land.  
 TITLE TO SAID PREMISES IS VESTED IN Steven A. Kaufmann and Valerie E. Kaufmann, his wife, by Deed from Constantine F. Economy and Edna Economy, his wife, dated 04/30/1994, recorded 05/03/1994 in Book 1950, Page 506.  
 TAX CODE: 13/88262  
 TAX PIN: 13621704835249**

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

**STEVEN A. KAUFMANN  
 VALERIE E. KAUFMANN  
 A/K/A VALERIE E. KAUFMANN**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2601 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, designated as Lot No. 67 on a map entitled Final Plan, Country Terrace Acres, Sheet 3 of 3, dated January 12, 1976, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in Map Book Volume 28, page 115, bounded and described as follows, to wit:**

**BEGINNING** at an iron on the easterly line of Majestic Drive, said iron being the southwesterly corner of Lot No. 66 as shown on the aforesaid map; thence along Lot No. 66 (a radial line to the hereinafter described curve), North 45 degrees 03 minutes 42 seconds East 230.51 feet to an iron, the most westerly corner of Lot No. 68 as shown on the aforesaid map; thence along Lot No. 68, South 59 degrees 38 minutes 26 seconds East 211.06 feet to an iron on the northwesterly line of Majestic Drive; thence along the northwesterly line of Majestic Drive, South 30 degrees 21 minutes 34 seconds West 15.00 feet to an iron, a point of curvature; thence along the same ina westerly direction on a curve to the right having a radius of 215.00 feet and an arc length of 392.89 feet to the place of BEGINNING.

**CONTAINING 1.043 acres, more or less.  
 BEING LOT NO. 67 as shown on the aforesaid map.  
 BEING known as 225 Majestic Drive, Saylorsburg, PA 18353.**

**BEING Parcel Number 02/7A/1/23;  
 PIN 02634004527193  
 BEING the same premises Ronald Rusznak and Susette Rusznak, his wife, by Deed dated October 17, 2000, and recorded October 25, 2000, in the Office of**

the Recorder of Deeds in and for the County of Monroe, Deed Book 2086, Page 1511, granted and conveyed unto Stephen J. Gattuso and Brenda Gattuso, his wife, in fee.

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

**STEPHEN J. GATTUSO  
BRENDA GATTUSO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KERI P. EBECK, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7421 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 , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, designated as Building Nine, Unit Thirty-four on a map of Whispering Glen Townhouse Complex, bounded and described as follows, to wit:

**BEGINNING** at a point in the center of building nine from whence the southwest corner of total townhouse complex tract located on the northern right-of-way line of a fifty foot road known as Renaissance Lane bears South 74 degrees 52'33" West 226.79 feet, thence between Unit 33 and 34, North 50 degrees 09'35" East 42.75 feet to a point of common land, thence along common land, South 39 degrees 50'25" East 46.75 feet to a point thence still along common land, South 50 degrees 09'35" West 42.75 feet to a point, thence between units 34 and 35, North 39 degrees 50'25" West 46.75 feet to the point of Beginning.

**BEING** the same premises which Claire Powell, by deed dated April 30th, 2001, and recorded in the Office of the Recorder of Deeds, in and for Monroe County, in Deed Book 2095 at page 6206, did grant and convey unto Maureen Powell, in fee.

Title to said premises is vested in Claire Powell and Maureen Powell by deed from Maureen Powell dated April 1, 2002 and recorded June 30, 2003 in Instru-

ment Number 200330597.

Parcel No. 3/4C/2/10-34

Pin No. 03636601084317B34

Being Known As: 34 Jester Court, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

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

**CALIRE POWELL**

**MAUREEN POWELL**

**UNITED STATES OF AMERICA,**

**C/O UNITED STATE ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH I. FOLEY, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9264 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania being Lot No. 20 as shown on map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, page 92, bounded and described as follows, to wit:

**BEGINNING** at an iron on the northerly side of Colleen Drive, being a corner of Lot No. 19, Mountain View Estates, thence along Lot No. 19, North 23 degrees 06'36" West (Magnetic Meridian) for 330.57 feet to an iron, a corner of Lots Nos. 14 and 16, Mountain View Estates, thence along Lot No. 14, North 56 degrees 05'51" East for 145.99 feet to an iron, a corner of Lots No. 14 and 21, Mountain View Estates, thence along Lot No. 21 the following two courses and distances:

1. South 26 degrees 16'48" East for 226.35 feet to an iron
2. South 41 degrees 32'00" East for 106.61 feet to an iron in the northerly side of Colleen Drive, thence in the northerly side of Colleen Drive on a curve to the right having a radius of 600.00 feet and an arc length of 192.23 feet to the place of BEGINNING. CONTAIN-

ING 1.2224 acres more or less.  
 UNDER AND SUBJECT to all rights, restrictions, reservations and conditions as set forth in Deed Book Volume 1180, Page 121 and in the chain of title.  
 BEING PARCEL #20/89999  
 (Pin #20632100938536)

BEING THE SAME PREMISES which Melford Joseph and Lorraine Joseph, by Deed dated June 28, 2012 and recorded June 29, 2012 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2404, Page 5955 and Instrument #201216635 granted and conveyed unto Melford Joseph.

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

**MELFORD JOSEPH  
 LORRAINE JOSEPH**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**LESLIE J. RASE, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6207 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situated on the south side of Carney Road (T.R. 375) in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, known as Lot 6 in the plot plan "West Point Estates" being recorded in Map Book 72, page 23, in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, being described as follows, to wit:

Beginning at an iron pin set, said point being the northeast corner of Lot 5 and the northwest corner of Lot 6, thence along the right of way of Carney Road, which is twenty-five feet from centerline of said road, south 78 degrees 44 minutes 28 seconds east a distance of 195.66 feet to an iron pin set, thence along the right of way of the intersection of Carney Road and Getz Dawl Road having a radius of 25 feet and an arc length of 36.87 feet to an iron pin set, thence along the right of way of Getz Dawl Road which is al-

so 25 feet from centerline south 05 degrees 45 minutes 21 seconds west a distance of 248.61 feet to an iron pin set, thence along lands of Lot 7 north 85 degrees 34 minutes 47 seconds west a distance of 224.33 feet to an iron pin set, thence along lands of Lot north 07 degrees 05 minutes 17 seconds east a distance of 297.57 feet to the place of beginning.

Containing approximately 1.439 acres, more or less.

Title to said Premises vested in Woh T. Teo, a married individual by Deed from Serfass Custom Homes, a partnership dated 09/08/2000 and recorded 09/12/2000 in the Monroe County Recorder of Deeds in Book 2084, Page 526.

Being known as 6 Getz Dawl Road, a/k/a 827 Getz Dawl Road, Palmerton, PA 18071

Tax Parcel Number: 13/88561

Tax Pin Number: 13622600193008

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

**WOH T. TEO**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ROBERT W. WILLIAMS, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5475 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, parcel or lot of land situated in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 23, Final Plan Section Two, Century Village recorded in Plot Book Volume 62, page 272, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of Township Route No. 440, HTY Road, being a corner of Lot No. 22, Century Village, thence along Lot No. 22 S 54 degrees 36 minutes 46 seconds W (at 25.00 feet passing over an iron ) for 447.37 feet to an iron in line of lands now or formerly of Pat DeLuca, thence along lands now or formerly of pat DeLuca the following two courses and distances:

(1) N 03 degrees 34 minutes 54 seconds E (MM) for



290.51 feet to an iron  
(2) N 11 degrees 22 minutes 08 seconds for 241.69 feet to an iron a corner of lands now or formerly of Mildred E. Lenhart, et al, thence along now for formerly of Mildred E. Lenhart N 85 degrees 06 minutes 44 seconds E for 151.53 feet to a point in or near the centerline of Township Route No. 440, HTY Road, thence in the centerline of Township Route No. 440, HTY Road on curve to the left having a radius of 1200.00 feet and arc length of 318.27 feet to the place of BEGINNING.

CONTAINING: 2.577 acres more or less gross area. 2.390 acres not area.

**TITLE TO SAID PREMISES IS VESTED IN** Ralston Ramsey, by Deed from Yvette Ramsey, dated 08/29/2014, recorded 10/03/2014 in Book 2444, Page 3915.

TAX CODE: 13/116446

TAX PIN: 13622800613061

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

**RALSTON RAMSEY A/K/A**

**RALSTON R. RAMSEY**

**YVETTE RAMSEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9112 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania. Being Lot No. 250, Phase II, 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 No. 69 at page No. 27.

**UNDER AND SUBJECT** to restrictions, covenants, conditions, etc., as set forth of record in the Monroe County Courthouse.

BEING known as 250 Franklin Court, East Stroudsburg, PA 18301

Tax Parcel No. 9/90238

Being the same premises which Todd A. Martin, Sheriff of Monroe County, by deed poll dated 4/16/2008 and recorded 4/16/2008 in Monroe County, Pennsylvania Book 2331 page 4850 granted and conveyed unto Homecomings Financial, LLC, f/k/a Homecomings Financial Network, Inc.; the same having been sold to them at the Sheriff Sale held on 10/25/2007, after due advertisement according to law, under and by virtue of a Writ of Execution issued 2/23/2007, in the Court of Common Pleas in the said Monroe County, in the matter of Homecomings Financial, LLC, f/k/a Homecomings Financial Network, Inc., versus Harry Percy and Jean Jeanlouis as docketed in #2007-122. Title to said premises is vested in Delores Ragin and Chenell Joseph by deed from Homecomings Financial Real Estate Holdings, LLC by its Attorney in fact Litton Loan Servicing, LP by Power of Attorney dated April 16, 2009 and recorded June 10, 2009 in Instrument Number 200914087.

Parcel No. 9/90238

Pin No. 09732302864811

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

**DELORES RAGIN**

**CHENELL JOSEPH**

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2618 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being lot no. 240, section g, a Pocono country place, as shown on a plan of lots recorded in the office of the recorder of deeds, in and for the County of Monroe, in plot book volume/page 19, 11, 17 and 19.

TOGETHER with the right to the Grantee to use the private roadways as shown on said recorded map, together with such rights of way over other lands of the Grantor as the Grantor may designate from time to time, for the purpose of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the Grantor, an easement for the Grantor to construct, repair, replace, operate and maintain, gas sewer and other utility lines. The Grantor does not hereby dedicate said private roads to public use.

BEING the same premises which Todd A. Martin, Sheriff of the County of Monroe, and State of Pennsylvania, by deed recorded in and for the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Deed Book Volume 2103, Page 3713, did grant and convey unto U.S. Bank National Association.

BEING known and numbered as 7272 Long Pine Drive, City of Tobyhanna, PA 18466.

BEING the same property conveyed to Maribel Negron and William Soto, Jr. wife and husband who acquired title by virtue of a deed from P & R Management, Inc., dated August 15, 2005, recorded April 21, 2006, at Deed Book 2265, Page 1836, Monroe County, Pennsylvania records.

TAX CODE: 3/8D/1/432  
PIN NO: 03/6358/10/36/3910

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

**MARIBEL NEGRON WILLIAM SOTO, 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

MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6096 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016**

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

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

**ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being commonly known as Lot 12,**

Woodwind Estates, as set forth on Plot Book Vol. 61, Page 43 and bounded and described as follows:

**BEGINNING** at an iron pin on the westerly right of way of MacKenzie Court, said pin being in common with Lot 11; thence, along a line in common with Lot 11, South 82 degrees 22 minutes 39 seconds West a distance of 173.07 feet to an iron pin in common with lands N/F George Dreibe et us; thence, along a line in common with lands N/F George Dreibe, et ux, North 06 degrees 46 minutes 18 seconds West a distance of 80.66 feet to an iron pin in common with Lot 13; thence, along a line in common with Lot 13; North 82 degrees 33 minutes 32 seconds East a distance of 160.01 feet to an iron pin on the westerly right of way Mackenzie Court, thence, along the westerly right of way Mackenzie Court, the following three courses; 1. On a curve to the left whose radius is 50.00 feet, an arc distance of 31.27 feet; 2. on a curve to the right whose radius is 25.00 feet, an arc distance of 18.59 feet; 3. On a curve to the left whose radius is 275.00 feet, an arc distance of 33.33 feet to the point of **BEGINNING**.

Containing 13,642 square feet, more or less.

Title to said premises is vested in David Montesi and Lisa A. Montesi, husband and wife, by deed from Meadow Creek, Inc. dated August 2, 2004 and recorded August 11, 2004 in Deed Book 2198, Page 9948.

Parcel No. 17/91772

Pin No. 17639102766092

Being Known As: 104 Mackenzie Court, Stroudsburg, Township of Stroud, Monroe County, PA 18360

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

**DAVID MONTESI  
LISA A. MONTESI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11543 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, JUNE 30, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

Thursday , JUNE 30, 2016

AT 10:00 A.M.

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, or piece of land, situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a spike driven in the ground in the middle of Route 447 leading from Newfoundland to Canadensis, said point of beginning being the southeast corner of Lot 3 as shown on a map entitled, "Section 1, Subdivision of lands for Jerome Eckert" about to be recorded in the Monroe County Recorder's Office, thence (1) along the middle of said Route 447, North 62 degrees 45 minutes 58 seconds East 168.68 feet to a spike, thence (2) still along said road on a curve to the right having a radius of 235.24 feet, an arc length of 90.0 feet to a spike, thence (3) North 5 degrees 18 minutes 35 seconds West 542.23 feet to an iron pin, thence (4) South 76 degrees 05 minutes 30 seconds West 234.12 feet to an iron pin, thence (5) South 87 degrees 32 minutes 55 seconds West 125.02 feet to an iron pin, thence (6) along the Easterly side line of Lot 3, South 2 degrees 27 minutes 05 seconds East 280.57 feet to an iron pin, thence (7) still along said side line South 27 degrees 14 minutes 02 seconds East 337.65 feet to the point and place of Beginning. Containing 4.34 acres of land be the same more or less.

BEING known and numbered as Route 447, City of Canadensis, PA 18325.

BEING the same property conveyed to Fred T. Landis who acquired title by virtue of a deed from Fred T. Landis and Linda M. Landis, husband and wife, dated October 17, 2006, recorded December 13, 2006, at Deed Book 2290, Page 5531, Monroe County, Pennsylvania records.

TAX CODE: 1/28A/4/6

PIN: 01648003203561

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRED T. LANDIS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8475 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, tract, piece or parcel of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a found iron pin, the southwesterly corner of lands of Harlan Transue as shown on a plan titled, "Subdivision of Lands of Bradley A. Wise et ux., Pocono Township, Monroe County, Pennsylvania", dated July 8, 1978, prepared by Donald J. Matthews, Registered Surveyor, Honesdale, Pennsylvania, and recorded July 14, 1978, in Plot Book No. 37, page 15; **THENCE** by lands of harlan Transue North 53 degrees 11 minutes 13 seconds East 530.00 feet to a set iron pipe; **THENCE** by remaining lands of Bradley A. Wise, of which this lot was formerly a part, South 36 degrees 48 minutes 47 seconds East 173.24 feet to a set iron pin; **THENCE** by lands of Nancy Hamilton South 53 degrees 11 minutes 13 seconds West 458.13 feet to a found iron pin on the right-of-way line of Pennsylvania Legislative Route 1002 (Interstate Route 80) North 73 degrees 14 minutes 00 seconds West 116.41 feet to a found iron pin on the easterly line of Pennsylvania Legislative Route No. 45024 North 38 degrees 47 minutes 52 seconds West 79.61 feet to the place of **BEGINNING**. **CONTAINING 2.025 acres, more or less.**

**PARCEL NO. 12/11/1/78-1**

**PIN Number 12-6363-0046-5202**

**BEING** the same premises which John F. Rinker and June S. Rinker, his wife, and Jane L. Rinker, now by marriage, Jane L. Rinker Baney by deed dated March 14, 1995 and recorded March 20, 1995 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania, granted and conveyed unto Hristos d. Kamboouris, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HRISTOS D. KAMBOURIS**

**HRISTOS D. KAMBOURIS**

**A/L/A HRISTOS KAMBOURIS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

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

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

Pennsylvania  
TERRENCE J. MCCABE, ESQUIRE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2545 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania being Lot 2711, Section H-III, encompassed and included within the following plats:

A subdivision plat drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers of Wyomissing, PA., known as section H-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated April 10, 1972 and approved by Monroe County Planning and Zoning Commission May 2, 1972, approved by supervisors of Township of Coolbaugh June 5, 1972; said plat is filed and recorded in Office of Recording of Plats Monroe County on July 17, 1972 in Plat Book 17, Page 19.

Said lot having a frontage on Hunters Drive, of 104' feet and a rear line of 128' feet; Northwesterly side line of 150' feet and a Southeasterly side line of 149' feet, Dimensions are more or less and actual stream and lake location governs and determine stream and lake lot side line and rear line dimensions.

BEING THE SAME premises which Basil J. Pagano and Angela Pagano, husband and wife, by indenture bearing date 25th day of May, 2004 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Recorded Book Volume 2192, Page 5021, granted unto M.D. Everett, in fee.

Title to said premises is vested in Eric T. Caldwell by deed from M.D. Everett dated December 2, 2004 and recorded December 6, 2004 in Deed Book 2209, Page 7380.

Parcel No. 03/14F/2/154  
Pin No. 03634604826591

Being Known As: 519 Marmet Lane, f/k/a 2711 H-3 Stillwater Lake Estates, Pocono Summit, Monroe County, PA 18346

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

ERIC T. CALDWELL

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

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

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

Todd A. Martin  
Sheriff of Monroe County

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6387 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land situate in the Village of Tobyhanna, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: Coolbaugh Twp.

BEGINNING at a stake and stone corner in line of Lynch Brothers land line;

THENCE North fifty-five degrees and fifteen minutes East, Seven hundred and seventy-four (774) feet to about the center of the old Drinker Turnpike;

THENCE North forty-one degrees and forty-five minutes West along said Turnpike, one hundred (100) feet, to a corner;

THENCE South fifty-five degrees and fifteen minutes West, leaving said Turnpike, seven hundred and seventy-one (771) feet to a stake and stone corner in line of Lynch Brothers land;

THENCE South thirty-nine degrees and forty-five minutes East, along Lynch Brothers land one hundred feet to the place of beginning.

CONTAINING one and three fourth acres, more or less.

All bearings as the needle pointed November, 1920.

TITLE TO SAID PREMISES IS VESTED IN Tammie Zemanek, by Deed from Brian J. Jennings, administrator C.T.A. under the last will and testament of Nellie G. Carey, aka Nellie Carey and Eleanor Jennings, widow and Garry E. Jennings and Brian J. Jennings and Kei Jennings, administratrix C.T.A. under the last will and testament of Robert Jennings and Mary Jennings, widow and Arline Jennings, widow and Michael Jennings and John Jennings and Frances E. McCoy and Marie Hopley, dated 11/23/1992, recorded 07/21/1993 in Book 1898, page 1577.

TAX CODE: 03/11/2/15-3

TAX PIN: 03633702978516

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

TAMMIE ZEMANEK

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ADAM H. DAVIS, ESQUIRE

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4976 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, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate, lying and being in the township of Pocono, County of Monroe and Commonwealth of Pennsylvania and being lot no. 708 on the map or plan bearing title or legend "section A Alpine Lake Pocono Township, Monroe County, PA scale: 1"=100' 18 June 1964 revised 24 July 1964 revised 16 October 1964 revised 16 June 1965 Leo Achterman, Jr. P.E. East Stroudsburg, PA." Bounded and described as follows, to wit: Beginning at Iron Pipe on the Northeastly line of Tyrolean Way, said Iron Pipe being the most Southerly corner of lot no. 709 as shown on said map;

Thence along lot no. 709 as shown on said map (a radial line to the hereinafter described curve) North 56-40'-20" East 130.67 feet to a point;

Thence along lot no. 710 as shown on said map, South 78-43'-20" East 96.70 feet to a point; thence along lot no. 711 as shown on said map, South 45-16'-40" East 25.00 feet to a point;

Thence along lot no. 710 as shown on said map (a radial line to the hereinafter described curve) South 48-46'-10" West 198.32 feet to an iron pipe;

Thence along the Northeastly line of Tyrolean Way, as shown on said map, in a Northwestly direction on a curve to the right, having a radius of 875.00 feet an arc length of 120.00 feet to the place of beginning. BEING known and numbered as 708 Tyrolean Way, City of Henryville, PA 18332.

BEING the same property conveyed to Daisi Nuesi, individual who acquired title by virtue of a deed from TM Builders Inc., dated May 30, 2008, recorded June 17, 2008, at Deed Book 2337, Page 225, Monroe County, Pennsylvania records.

TAX CODE: 12/4A/1/112

PIN NO: 12638403016703

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6207 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or lot of land situate in the Township of Eldred, County of Monroe, and Commonwealth of Pennsylvania, (lot No. four, Kings Park, recorded in Plot Book 27, page 11), bounded and described as follows, to wit:

BEGINNING at an iron on a turn around on the northerly end of Kings Drive, thence along Lot No. three, Kings Park, North nineteen degrees fifty-eight minutes fifty-three seconds West for two hundred fifty-two and fifty-one one-hundredths feet to an iron, thence along lands of Salvatore G. Marzullo South fifty-eight degrees twenty-seven minutes thirty-six seconds East for four hundred and zero one-hundredths feet to an iron, thence along Lot No. five, Kings Park, South fifty-three degrees eight minutes nine seconds West for two hundred fifteen and eight one-hundredths feet to an iron, thence along the easterly side of Kings Drive, North thirty-six degrees fifty-one minutes fifty-one seconds West for twenty and zero one-hundredths feet to an iron, thence along an easement arc, on a curve to the right having a radius of thirty and zero one-hundredths feet and an arc length of twenty-six and eighty-seven one-hundredths feet to an iron, thence on a curve to the left having a radius of fifty and zero one-hundredths feet and an arc length of one hundred eight and fifty-nine one-hundredths feet to the place of BEGINNING. CONTAINING 2.00 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Daniel J. Keen and Ashley N. Shoemaker, as joint tenants with the right of survivorship, by Deed from Judith A. Lantosh, dated 08/22/2012, recorded 08/24/2012, in Book 2407 Page 1846.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 ASHLEY N. SHOEMAKER  
 DANIEL J. KEEN**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JONATHAN LOBB, ESQUIRE**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MICHAEL E. CARLETON, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7342 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the township of Polk , county of Monroe and state of Pennsylvania, bounded and described as follow, to wit:

Beginning at a spike in Legislative Route 560, said spike is located south three degree forty-seven minutes east (S 3°47' E) two hundred seventeen feet (217) from a railroad spike in the middle of Legislative Route 560, marking the southeast corner of Donald Fishman property, and northeast corner of Gilbert Borger property. Thence along other land of Gilbert Borger South seventy-seven degrees fifty minutes east (S 77°50' E) two hundred two and eight-three hundredths feet (202.83) to an iron pipe in line of land of Doris Carney, thence by the same South eight degrees thirty-nine minutes West (S/ 8°39' W) one hundred fifteen feet (115) to an iron pipe thence along land of Gilbert Borger North seventy-eight hundredths feet (176.37) to a spike in the middle of legislative route 560; thence in the same north three degrees forty-seven minutes West (N 3°47' W) one hundred twenty-two feet (122) to the place of beginning. Containing 0.5056 acre.

BEING known and numbered as 748 Silver Spring Boulevard f/k/a RR 5 Box 5122 (6085 Kunkletown Road), f/k/a RD2, Box 200, Kunkletown, PA 18058.

BEING the same property conveyed to John Randall who acquired title by virtue of a deed from Sandra Lee Twiss, Executrix of the Estate of Lydia Hart, deceased, dated January 29, 1993, recorded February 4, 1993, at Deed Book 1871, Page 1312, Monroe County, Pennsylvania records.

TAX CODE: 13/5/1/40-16  
 PIN NO: 13-6227-0061-6085

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3744 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of Stroud , County of Monroe and State of Pennsylvania, designated as Lot Number 27 on a map of Barton Terrace as recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in Plat Book 18, Page 93, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a fifty (50) foot road known as Terrace Drive, being also a corner of Lot Number 26; THENCE along Lot Number 26, South sixty-six degrees fourteen minutes five seconds East for 261.45 feet to a point in line of lands of Bernard Peters: THENCE along lands of Bernard Peters, South twenty-four degrees forty minutes forty seconds West for 212.97 feet to a two inch concrete filled pipe, being also a corner of a two and one quarter acre commercial tract; THENCE along the two and one quarter acre commercial tract, North sixty-one degrees nine minutes twenty seconds West for 259.08 feet to a two inch concrete filled pipe on the edge of the above mentioned Terrace Drive; THENCE along the edge of Terrace Drive, North twenty-three degrees forty-five minutes fifty-five seconds East for 190.00 feet to the point of BEGINNING.

CONTAINING 1.201 acres.  
 BEING LOT NUMBER 27 as shown on said map.

Title to said premises is vested in Carol A. Chobey by deed from Kenneth Nealon and Jeanene Nealon, husband and wife, dated November 28, 1978 and recorded November 28, 1978 in Deed Book 913, Page 250. Parcel No. 17/14A/2/11  
 Pin No. 17639103024018

Being Known As: 7407 Terrace Drive, Stroudsburg, Township of Stroud, Monroe County, PA 18360

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 CAROL A. CHOBEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6717 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN message, tenement and tract 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 point in the middle of a twenty-five foot wide right of way, said point also being the southwesterly corner of Lot No. 109D; thence South sixty-two degrees twenty-one minutes East two hundred forty-nine and seven-tenths feet to a point; thence South thirty-two degrees East one hundred fifty and one-tenth feet to a point; thence North sixty degrees eight minutes East two hundred forty-nine feet to a point in the middle of the twenty-five foot right of way mentioned above; thence along the middle of said right of way North thirty-one degrees forty-two minutes West one hundred forty and six-tenths feet to the place of BEGINNING. CONTAINING eighty-three hundredths of an acre, more or less.  
BEING Lot No. 109F.

BEING the same premises which Arthur L. Yetter and Mary J. Yetter, his wife, by their deed dated 10/28/60 and recorded 11/1/60, in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, Pennsylvania, in Deed Book Volume 274, Page 87, granted and conveyed unto Albert S. Tomlinson and Mildred S. Tomlinson, his wife.

The said Mildred S. Tomlinson died November 2, 2010, thereby vesting title solely into the said Albert S. Tomlinson as surviving tenant by the entirety.

The said Albert S. Tomlinson died 9/22/13. Letters Testamentary were granted to Robert C. Tomlinson, Executor, grantor hereof, in fee.

Tax ID: 09/10/2/44-7

PIN #09732403244338

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

**RAMON CALARA**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5812 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
File Number: P-34132Q

The land referred to in this Commitment is described as follows:

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

LOTS 9ABC, Block A-18, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Six, Tobyhanna Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet by John 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 11, page 23 on March 10, 1967.

TITLE TO SAID PREMISES VESTED IN Stephen V. Slutak by Deed from Ronald Patrick, Dated 12/7/2001, Recorded 12/24/2001, in Instrument #200170011.

Mortgagor Stephen V. Slutak died on 02/02/2014, and upon information and belief, his surviving heirs are Allyson Marie Slutak, Amy Elizabeth Slutak, Jennifer L. Slutak, and Jill Slutak. By executed waivers, Amy Elizabeth Slutak, Jennifer L. Slutak, Allyson Marie Slutak and Jill Slutak waived their right to be named as a defendant in the foreclosure action.

TAX CODE: 19/17D/1/145

TAX PIN: 19630613242212

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN V. SLUTAK, DECEASED**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PETER WAPNER, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3017 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel, or piece of land situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, designated as Lot Number 43 on a map entitled "Map of Final Plan, Section One, The Birches West", recorded in Plot Book Volume 36, Page 69, further bounded and described as follows, to wit:

**BEGINNING** at an iron on the Easterly line of Daisy Drive, said iron being the Southwesterly corner of Lot No. 42, North 69 degrees 02 minutes 25 seconds East, 296.15 feet to an iron in line of Lot no. 53; **THENCE** partly along Lot No. 53 and partly along Lot No. 52, South 28 degrees 00 minutes 00 seconds East, 151.14 feet to an iron, the Northeasterly corner of Lot No. 44 as shown on the aforesaid map; **THENCE** along Lot No. 44, South 69 degrees 02 minutes 25 seconds West, 314.67 feet to an iron on the Easterly line of Daisy Drive; **THENCE** along the Easterly line of Daisy Drive, North 20 degrees 57 minutes 35 seconds West, 105.00 feet to the place of **BEGINNING**.

**CONTAINING** 1.052 acres, more or less.  
**BEING** PARCEL ID No.: 2/14D/1/27  
**PIN** No.: 02633002954979

**BEING** the same premises which mortgage Electronic Registration Systems, Inc., as nominee, by deed dated October 17, 2006 and recorded November 20, 2006 in the Recorder of Deeds Office in and for Monroe County in Deed Book 2288, Page 1263, granted and conveyed Cesar M. Gonzalez, Jr., in fee.

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

**CESAR M. GONZALEZ, JR.  
 A/K/A CAESAR MANUEL  
 UNITED STATES OF AMERICA  
 (MDPA)**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**STEPHEN M. HLADIK, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3868 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of Smithfield , County of Monroe and State of Pennsylvania, more particularly described as Lot No. 27 as shown on a plan title "Section 2, Subdivision of Lands of Frank Gabriel" prepared by Edward C. Hess Associates, Inc., and recorded in the Office of the Recording of Deeds, &c, at Stroudsburg, Pennsylvania in and for the County of Monroe in Plot Book Volume 39, Page 97.

Being the same premises which Federal National Mortgage Association, by its deed dated May 30, 2000 and recorded May 31, 2000 at the office for the recording of deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in recording book volume 2079, page 4057, granted and conveyed unto Joan Mansfield. And the said Todd Mansfield, spouse of Joan Mansfield. Joins in the execution of this deed thereby relinquishing any and all right, title and interest which he may have in and to the within premises.

Under and subject to any existing covenants, easements, encroachments, conditions, restrictions and agreements affecting the property.

**BEING** known and numbered as 32 Gabriel Estates, Borough of East Stroudsburg, PA 18301.

**BEING** the same property conveyed to Michael Demaio and Linda Demaio, his wife who acquired title by virtue of a deed from Joan Mansfield, dated October 18, 2004, recorded October 26, 2004, at Deed Book 2205, Page 8064, Monroe County, Pennsylvania records.

**TAX CODE:** 16/6B/1/27  
**PIN NO:** 16731201186616

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

**MICHAEL DEMAIO  
 LINDA DEMAIO**

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



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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8215 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as 'Walnut Grove Condominium', located in Stroud Township , Monroe County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Monroe County Recorder of Deeds Office of a Declaration dated July 19, 1994 and recorded on July 22, 1994 in Record Book Volume 1963, page 770, being and designated in such Declaration as Unit No. 506, Type D, Building D, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 2.22%).

BEING THE SAME premises which Edward Jason Wink as Samantha Claire Chestnut (n/b/m Samantha C. Wink), by their deed dated June 26, 1998 and recorded June 29, 1998 in the Office of the Recorder of Deeds at Stroudsburg, Monroe County, Pennsylvania, to Record Book Volume 2050, Page 1185, granted and conveyed unto Graydon F. Nevil and Rose M. Nevil as surviving tenant by the entireties and Grantor hereof, in fee.

Parcel Identification No: 17/89411/U506  
Map #: 17-7302-04-72-1177

**TITLE TO SAID PREMISES IS VESTED IN** Barbara A. Walter, by Deed from Rose M. Nevil, single, dated 12/14/2007, recorded 12/28/2007 in Book 2324, Page 1016.

Improvements: Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BARBARA A. WALTER**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3901 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 2, in Block 2 of Section D of the Lesoin Heights Subdivision according to Drawing No. 88 D1820, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office for Monroe County, in Plot Book 61, at Page 438, bounded and described as follows:

BEGINNING at an iron pipe on the easterly side of Sarah's Lane, said iron pipe also marking the northwesterly corner of Lot Number 3; thence along the said easterly side of Sarah's Lane North 16 degrees 25 minutes 04 seconds West 150.00 feet to an iron pipe; thence along the southerly side of Lot Number 1, North 73 degrees 24 minutes 56 seconds East 299.97 feet to an iron pipe on line of land of Alta Janosko; thence along land of said Alta Janosko and land of Charles Echenbarger South 16 degrees 35 minutes 04 seconds East 150.00 feet to an iron pipe; thence along the northerly side of Lot Number 3, South 73 degrees 24 minutes 56 seconds West 299.97 feet to the place of BEGINNING.

Being Known As: 6 Sarah Lane, East Stroudsburg, PA 18302

TAX CODE: 14/87539

PIN NO.: 14730403306118

**TITLE TO SAID PREMISES IS VESTED IN** Ozicleide Lugo by deed from Paul Soto dated 05/28/2013 recorded 06/03/2013 in Deed Book 2421 Page 84.

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

**OZICLEIDE LUGO**

**PAUL SOTO**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**NICOLE B. LABELLETTA, ESQUIRE**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ADAM H. DAVIS, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5984 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**SITUATE** in the borough of Delaware water Gap , Monroe county, Pennsylvania: beginning at post in the middle of the public road leading to Shawnee, commonly called 'The Lane', a corner also of land of Katie Metzgar, north eighty and one-half degrees west, one hundred seventy feet to a corner in line of land of Jay H. Clarkson; thence, by land of said Jay H. Clarkson, north eleven degrees east, eighty-three feet to a corner of land of Peter R. Johnson; **THENCE**, by land of said Peter R. Johnson, south seventy-seven Shawnee road; thence, along the same south eleven degrees west seventy-five feet to the place of beginning.

**TITLE TO SAID PREMISES VESTED IN** Jane C. Greene, widow, and John C. Greene, her son by Deed from Jane C. Greene, widow, dated 11/03/1997, recorded 11/10/1997, in Book 2041, Page 9417, Instrument #199731383.

Jane C. Greene died on 03/02/2011, leaving a Will dated 03/11/1994. Tania M. Smith a/k/a Tania Michelle Smith was appointed Administratrix eta of her estate/ Letters of Administration were granted to her on 06/08/2011 by the Register of Wills of Monroe County, No. 4511-0255. The Decedent's surviving devisee is John C. Greene.

**TAX CODE:** 04/1/3/21  
**TAX PIN:** 04731008899995

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

**JOHN C. GREENE, INDIVIDUALLY AND IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JANE C. GREENE**

**TANIA M. SMITH A/K/A TANIA MICHELLE SMITH, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JANE C. GREENE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2644 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot/lots, parcel of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot/Lots No. 7 Section H, as shown on map of A Pocono Country P(l)ace, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 21, 23 and 25.**

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

**TOGETHER** with all and singular the buildings, Ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor, Party of the First Part in law, equity, or otherwise howsoever, of in, and to the same and every part thereof.

**BEING** known and numbered as 8786 Country Place Drive, Tobyhanna, PA 18466

**BEING** the same property conveyed to Samuel Rodriguez and Jenny Rodriguez, his wife, who acquired title by virtue of a deed from NCJ Development Corporation, dated November 21, 2007, recorded November 27, 2007, at Deed Book 2321, Page 7833, Monroe County, Pennsylvania records.

**TAX CODE:** 03/8E/1/308  
**PIN NO:** 03635805274909

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

**SAMUEL RODRIGUEZ  
 JENNY RODRIGUEZ**

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

f's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7545 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northwesterly line of Lake Lane, said point being the most easterly corner of Lot No. 605 as shown on map entitled, "Plotting III, Glenoak Forest", dated 2 October, 1975; thence along Lot No. 605, north 49 degrees 42 minutes 30 seconds west 180.00 feet to a point in line of a Pennsylvania Power and Light Company right-of-way, north 40 degrees 17 minutes 30 seconds east 245.00 feet to a point, the most westerly corner of Lot No. 603 as shown on said map; thence along Lot No. 603, south 49 degrees 42 minutes 30 second east 180.00 feet to a point on the northwesterly line of Lake Lane; thence along the northwesterly line of Lake Lane, south 40 degrees 1 minute 30 seconds west 245.00 feet to the place of beginning.

Being Lot No. 604 as shown on said map.  
Under and subject to restrictions as of record.  
Title to said Premises vested in Wayne E. Maloney and Galenda S. Maloney, husband and wife by Deed from Scott Walp and Dawn Walp, his wife dated 10/31/2001 and recorded 11/05/2001 in the Monroe County Recorder of Deeds in Book 2107, Page 9991.  
Being known as 70 Lake Lane, East Stroudsburg, PA 18301  
Tax Parcel Number: 12/1A/1/68  
Tax Pin Number: 12639303234636

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**GALENDA S. MALONEY**  
**WAYDE E. MALONEY**

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

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

BEGINNING at a pipe in line of lands of Warren Merwine, being the Southwesterly corner of Lot No. 8, "Rolling Acres" Subdivision; thence by said Lot No. 8, "Rolling Acres" Subdivision North 82 degrees 58 minutes 47 seconds East 150.01 feet to an iron pin; thence by Lot No. 2, "Frantz Estates" South 6 degrees 23 minutes 4 seconds East 291.02 feet to an iron pin on the Northerly line of Township Road No. 411 (Frantz Road); thence along said Northerly line of Township Road No. 411 on a curve to the left having a radius of 305 feet for an arc length of 86.51 feet (chord bearing and distance being South 67 degrees 14 minutes 56 seconds West 86.21 feet) to a point of tangency; thence by the same South 59 degrees 4 minutes 15 seconds West 73.93 feet to a concrete monument in line of the aforementioned lands of Warren Merwine; thence by said lands of Warren Merwine North 6 degrees 23 minutes 4 seconds West 344.63 feet to the place of beginning.  
BEING THE SAME PREMISES which Sandra L. Rousevelt, Attorney-in-Fact for Beatrice A. Smith, by deed dated 7/11/2006 and recorded 9/13/2007 in Book 2316 Page 1017 conveyed to Noel Brown.  
Pin #: 02624800705184  
Tax Code #: 02/2/1/32-6

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**NOEL BROWN**  
**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  
**VICTORIA W. CHEN, ESQUIRE**

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2449 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Maple Road in Sun Valley, Chestnuthill Township , Monroe County, Pennsylvania being known also as Lot 432 on the plot plan of Michael Policelli, Registered Engineer, Drawing No. E-713, Revision of June 127, 1966, and being more particularly described as follows, to wit,**

Beginning at a point in the easterly line of Maple Road, said point also being at the intersection of said line and the northerly line of Sunset Road, thence along the easterly line of Maple Road North eighteen degrees forty-two minutes West (N18-42W) one hundred feet to a point; thence along the southerly side of Lot 430 North seventy-one degrees eighteen minutes East (17-18E) one hundred fifty feet to a point; thence along the westerly side of Lot 433 South eighteen degrees forty-two minutes East (S18-42E) one hundred feet to a point in the northerly line of Sunset Road; thence along said northerly line South seventy-one degrees eighteen minutes West (S71-18E) one hundred fifty feet to the place of beginning.

BEING known and numbered as 403 Semmel Road aka 403 Sunset Road, Effort, PA 18330.

BEING the same property conveyed to Carl E. Rost Jr. who acquired title by virtue of a deed from Patricia A. George, unmarried, dated December 27, 2005, recorded January 5, 2006, at Deed Book 2253, Page 8851, Monroe County, Pennsylvania records.

TAX CODE: 02/15/2/67-6  
 PIN NO: 02633001156446

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 CARL E. ROST, 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.

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2202 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the township of Coolbaugh and partly in the township of Tobyhanna , county of Monroe and commonwealth of Pennsylvania, bounded and described as follows, to wit:**

Beginning at a point on the easterly line of Stillwater Drive, said point being the southwesterly corner of lot 617 as shown on map entitled, "Section A, Stillwater Lake Estates, Inc." dated Nov. 22, 1954 and revised October 22, 1959;

Thence along lot 617, N 77°57'50" E 195.42 feet (a radial line to the hereinafter described curve) to a point in line of lands now or formerly of Stillwater Lake Estates, S 12°02'10" E 111.93 feet to a point, the north-easterly corner of lot 619;

Thence along lot 619, 82°38'50" W 200 feet to an iron on the easterly line of Stillwater Drive; thence along the easterly line of Stillwater Drive in a northerly direction on a curve to the left having a radius of 1170.92 feet an arc length of 95.71 feet to the place of beginning.

BEING known and numbered as 618 Stillwater Drive, City of Pocono Summit, PA 18346.

BEING the same property conveyed to Chad L. Fennell, married who acquired title by virtue of a deed from Worthmore Properties LLC, dated May 7, 2010, recorded June 8, 2010, at Deed Book 2371, page 7039, Monroe County, Pennsylvania records.

TAX CODE: 3/14A/1/27  
 PIN NO: 03634504743865

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 CHAD L. FENNEL**

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

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

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5010 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

Beginning at an iron pipe on the northerly side of Columbia Boulevard, said pipe also marking the southerly corner of Lot Number 7; thence along the northerly side of said Columbia Boulevard, south 53 degrees 02 minutes 12 seconds west 68.88 feet to a point of curve; thence along the same, along a curve to the right having a radius of 257.66 feet, a central angle of 71 degrees 57 minutes 18 seconds, an arc distance of 323.59 feet, to an iron pipe; thence along the southerly side of Lot Number 5, north 34 degrees 59 minutes 30 seconds east, 330.11 feet to an iron pipe on the westerly side of Lot Number 7, above mentioned; thence along said Lot Number 7, south 36 degrees 57 minutes 48 seconds east, 280.11 feet to the place of beginning.

Containing 1.3822 acres. Being Lot No. 6 as shown on map of Hillside Acres.

Title to said Premises vested in Lester J. Burnham and Maryann Burnham, his wife by Deed from Charles R. Farley and Janice Farley, his wife dated 09/02/1997 and recorded 09/04/1997 in the Monroe County Recorder of Deeds in Book 2039, Page 7156.

Being known as 23 Columbia Boulevard, East Stroudsburg, PA 18301

Tax Parcel Number: 09/9A/2/16

Tax Pin Number: 09732304742120

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

**LESTER J. BURNHAM**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ROBERT W. WILLIAMS, ESQUIRE  
Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6005 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

Being commonly known as Lot 49, Block B as shown on the survey and original Plat of Pocono Forest Developments, Inc., Monroe County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder's Office at Monroe County, Pennsylvania, in Plat Book No. 10, page 29.

All that certain message, lot or piece of ground known as Lot 50, in Block B, located in Coolbaugh Township, Monroe County, Pennsylvania, as shown on the survey and original plat of Pocono Forest Developments, Inc., made by registered surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania in Plat Book 10, Page 29.

Being commonly known as lot 50, Block B, Monroe County, Pennsylvania.

**TITLE TO SAID PREMISES IS VESTED IN Steven A. Sposa**, single man, by Deed from Toniann Wood, single woman and John Cortese, single man, dated 07/17/2008, recorded 07/22/2008 in Book 2339, Page 1614.

TAX CODE: 3/17A/1/79

TAX PIN: 03631904742218

TAX CODE: 3/17A/1/78

TAX PIN: 03631904743300

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

**STEVEN AUGUST SPOSA A/K/A**

**STEVEN A. SPOSA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
**ADAM H. DAVIS, ESQUIRE**

Sheriff of Monroe County  
 Pennsylvania  
**HARRY B. REESE, ESQUIRE**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7247 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

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

Being shown and designated as Lot No. 48 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, addition to Section 4, North Village, American landmark Corporation, owner & developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 11, 1972 and revised August 18, 1972, prepared by Edward C Hess Associates, Scale being 1"=100", recorded October 2, 1972, in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 17, Page 91. Being Lot No. 48 on the above-mentioned plan.

**UNDER AND SUBJECT** to those certain covenants, easements, reservations, charges and conditions more fully set forth in the aforesaid deed of conveyance.

**BEING THE SAME PREMISES WHICH** Joan Orefice, by Deed dated November 13, 1999 and recorded November 16, 1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2071, page 8213, granted and conveyed unto Richard Passaretti, Jr. and Tina Passaretti

Improvements: Residential property  
 Assessment No. 9/6D/1/49  
 Pin #09-7334-02-68-4211

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

**RICHARD PASSARETTI, JR.  
 TINA PASSARETTI**

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

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

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

Todd A. Martin

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5156 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a pipe at the intersection of the southerly side of White Oak Road (33 feet in width) with the easterly side of Ash Road (33 feet in width); thence along the southerly side of White Oak Road, South fifty-nine degrees twenty-three minutes East one hundred ninety and eight tenths feet to a pipe; thence by lands of George J. Earl, South thirty-one degrees forty-five minutes West one hundred seventy-one and three tenths feet to a pipe; thence by lands of Nevin E. Hummel, North fifty-eight degrees fifteen minutes West two hundred one and two tenths feet to a pipe; thence along the easterly side of Ash Road, North thirty-five degrees eighteen minutes East one hundred sixty-eight and two tenths feet to the place of **BEGINNING**.

**BEING** the same premises which Federal National Mortgage Association a/k/a Fannie Mae, by deed dated September 26, 2001 and recorded in the Recorder's Office in and for Monroe County, Pennsylvania on October 12, 2001 in Record Book Volume 2106, Page 3947, granted and conveyed unto William J. Kellogg and Kelli Kellogg, husband and wife, in fee.

**BEING Parcel I.D. No.:** 1/15/1/40  
**PIN No.:** 01-6387-01-48-4168

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

**WILLIAM J. KELLOGG  
 KELLI KELLOGG**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
STEPHEN M. HLADIK, ESQUIRE

Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4172 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 32, Final Subdivision Plan, Mountain Terrace Estates, recorded in Plot Book Volume 71, Page 512, bounded and described as follows:

**BEGINNING** at an iron pin in the westerly right-of-way of Terrace Drive, being a corner of Lot No. 33, Mountain Terrace Estates, Thence along Lot No. 33, N 87 degrees 36 minutes 10 seconds W (MM) for 290.00 feet to an iron, a corner of Lot No. 45, Thence along Lot No. 45, N 00 degrees 54 minutes 14 seconds E for 113.55 feet to an iron corner of Lot No. 31; Thence along Lot No. 31; Thence along Lot No. 31, N 68 degrees 00 minute 00 second E for 289.82 feet to an iron in the westerly right of way of Terrace Drive, Thence in the westerly right-of-way of Terrace Drive the following two courses and distances:

1. On a curve to the right having a radius of 325.00 feet and an arc length of 138.39 feet to an iron;  
2. S 02 degrees 23 minutes 50 seconds W for 98.98 feet to the place of Beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Tony Walker, by Deed from Jozef Bernatowicz, a/k/a Josef Bernatowicz, married, dated 05/26/2010, recorded 05/26/2010 in Book 2371, Page 2283.

**TAX CODE:** 02/91222  
**TAX PIN:** 02634000369726

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

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

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

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

Todd A. Martin

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2280 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 , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot 310, Oakwood Acres, 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 14, Page 19. Being the same premises which associates Relocation Management Company, Inc., by deed dated November 12, 1996 and recorded November 20, 1996 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2031, Page 1657, granted and conveyed unto Ruth L. Coss.

**Tax Map or Parcel ID No.:** 12-7B-1-55

**Tax Map of Parcel ID No.:** 12-7B-1-55

**Address:** 310 Birchwood Drive, Tannersville, PA 18372

Title to said premises is vested in Valerie Perazio and Philip Perazio, husband and wife, by deed from Linnæe Coss, Executrix of the Last Will and Testament of Ruth L. Coss, deceased dated July 11, 2001 and recorded July 18, 2001 in Instrument Number 200148597.

**Parcel No.** 12-7B-1-55

**Pin No.** 12637202579434

**Being Known As:** 310 Birchwood Drive, Tannersville, Township of Pocono, Monroe County, PA 18372

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

**VALERIE PERAZIO**

**PHILIP PERAZIO**

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

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

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

Pennsylvania  
**ANDREW J. MARLEY, ESQUIRE**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7631 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the township of **chestnuthill**, county of Monroe and commonwealth of Pennsylvania, being lot no. 2, birch brier estates, section one, recorded in plot book volume 58 page 6, being described as follows, to wit: BEGINNING at an iron on the southerly side of birch brier drive, being also a corner of lot no. 3, birch brier estates, section one, thence along lot no. 3 south 24 degrees 09 minutes 46 seconds west for 291.00 feet to an iron in line of lands of Mrs. Harvey Hottenstein, thence along lands of Mrs. Harvey Hottenstein north 65 degrees 50 minutes 14 seconds west for 150.00 feet to an iron; thence along lot no. 1 north 24 degrees 09 minutes 46 seconds east for 291.00 feet to an iron, thence along the southerly line of birch brier drive south 65 degrees 50 minutes 14 seconds east for 150.00 feet to the place of beginning.

**CONTAINING 1.002 acres, more or less.**

BEING the same premises which Evan J. D'Anna and Jody A. D'Anna by a deed dated March 28, 2007 and recorded April 12, 2007 in Monroe County in Deed Book Volume 2302 at Page 1327, granted and conveyed unto Anthony Lockwood, a married man as his sole and separate property.

Also Known As 689 Twisted Oak Lane f/k/a 2 Birch Brier Drive, Effort, PA 18330

Parcel No: 02/14G/1/2

Pin: 02632104805521

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

**ANTHONY LOCKWOOD**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2215 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania and known as Estate Lot Site Number 461 located on Water Tower Circle a/k/a Viewmont Circle, as shown on the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of March 9, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania March 27, 1998 in Plot Book 70 at Page 44.

The said Estate Lot is not separately assess and is part of Property I.D. No. 17/2/1/9.

The improvements being known as 537 Blue Mountain Lake, East Stroudsburg, PA 18301.

**UNDER AND SUBJECT**, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

Tax ID #: 17/90699

Pin: 17730303207029

BEING THE SAME PREMISES which Cednant Mobility Financial Corporation, A Delaware Corporation, by Deed dated 3/10/2005 and recorded 7/29/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2234 and Page 3670, granted and conveyed unto Mark S. Gelbs and Eileen Gelbs, husband and wife.

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

**MARK S. GELBS**

**EILEEN GELBS**

**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  
 Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

Pennsylvania  
 LESLIE J. RASE, ESQUIRE

Pennsylvania  
 Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

Pennsylvania  
 KIMBERLY A. BONNER, ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4352 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** message, tenement and tract 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 point at the intersection of a 33 feet wide right-of-way known as White Oak Lane with another 332 feet wide right-of-way known as tupelo lane, said point also being the northeasterly corner of lot no. M-28;

Thence along the middle of tupelo lane, north 50° east 124.03 feet to a point;

Thence north 32°17' west, 171.06 feet to a point; thence south 50° west, 171.06 feet to a point;

Thence south 50° west, 143 feet to a point in the middle of white oak lane;

Thence along the middle of white oak lane, south 39°24' east, 170, more or less to the place of beginning.

BEING known and numbered as 141 Pocono Heights, East Stroudsburg, PA 18302.

BEING the same property conveyed to Joel S. Dennis and Priscilla A. Dennis, as tenants by the entireties who acquired title by virtue of a deed from Joel S. Dennis, dated March 16, 2006, recorded April 11, 2006, at Deed Book 2263, Page 6120, Monroe County, Pennsylvania records.  
 TAX CODE: 09/10A/1/110  
 PIN NO: 09732403227760

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

**PRISCILLA A. DENNIS**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10728 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

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

Beginning at an iron pipe driven in the ground at the intersection of the South line of an Alley 14 feet with the East Line of North Eight Street; thence along the South line of said Alley North 77 degrees 55 minutes East 64 feet 8 inches to an iron pipe, corner of a lot of A.A. Holbrook; thence by land of said A.A. Holbrook South 12 degrees 5 minutes East 40 feet to an iron pin; thence by land now or late of Lizzie M. Oney, of which this lot was formerly a part, South 78 degrees 25 minutes West 58 feet 7 inches to an iron pipe in the East line of North Eight Street; thence along the East line of said North Eight Street North 20 degrees 50 minutes West 40 feet to the place of beginning. BEING known and numbered as 402-404 8th Street, Stroudsburg, PA 18360.

BEING the same property conveyed to Clifford Dahl and Karen Bowe-Dahl, husband and wife who acquired title by virtue of a deed from Cecil J. Buchanan and Lela N. Buchanan, husband and wife, dated June 6, 2003, recorded July 7, 2003, at Deed Book 2158, Page 9353, Monroe County, Pennsylvania records.  
 TAX CODE: 18-3/1/2/11  
 PIN NO: 18730006493994

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

**CLIFFORD DAHL**

**KAREN BOWE-DAHL**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
**KIMBERLY A. BONNER, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4674 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot situate in **Tunkhannock Township**, Monroe County, Commonwealth of Pennsylvania, designated as Lot No. 4, Section 9, as shown on "Plotting of sierra View" made by VEP Associates, Inc., and recorded in Monroe County in Plat Book 34, Page 15.

Together with and subject to all the reservations covenants contained in deeds duly recorded and forming the chain of title.

**BEING THE SAME PREMISES WHICH** OCI Mortgage Corporation, conveyed unto Francis M. White, by deed dated June 26, 1996 and recorded on July 25, 1996 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Record Book 2027, Page 5224. Joann S. White joins in the conveyance in order to transfer any and all marital interest she may have in and to the subject property herein conveyed.

Title to said premises is vested in Orville Reid by deed from Francis M. White and Joann S. White, husband and wife, dated May 23, 2005 and recorded June 2, 2005 in Deed Book 2227, Page 4998.

Parcel No. 20/3D/1/13  
 Pin No. 20633101299525

Being Known As: 1571 Vail Court, Blake Lee a/k/a 1571 Vail Court, Blakeslee Township, Monroe County, PA 18610

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**CHRISTINE L. GRAHAM, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1077 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel of land situate in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows:

**BEGINNING** at a point on the southerly side of the public road leading from Pocono Summit to Pocono Lake, the Northeasterly corner of lands conveyed by R.C. Cramer Lumber Company to George Guida and wife by deed dated November 2, 1961 and recorded in Deed Book Volume 327, Page 451; thence along the southerly side of said public road North 63 degrees 47 minutes East 100 feet to a point; thence along by lands of R.C. Cramers Lumber Company, of which this lot was formerly a part, South 26 degrees 48 minutes East 200 feet to a point; thence by the same, South 63 degrees 47 minutes West 100 feet to a point; thence by the same and by lands of George Guida, North 26 degrees 48 minutes West 200 feet to the place of **BEGINNING**.

**BEING THE SAME PREMISES** which Conchetta Martorella, by deed dated 05/29/2008 and recorded 05/29/2008 in Book 2334 Page 4204 conveyed to Conchetta Martorella and Joseph L. Maltese.

Pin #: 03635503148841  
 Tax Code #: 03/5/2/75-2

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JOSEPH L. MALTESE  
 CONCHETTA MARTORELLA**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**VICTORIA W. CHEN, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7735 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 1, Block 3, Old Orchard Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, Page 71.

Under and Subject to all conditions, covenants and restrictions as of record.

**TOGETHER** with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Charles Harrigan and Dawn M. Harrigan, husband and wife by deed from, Michael J. Haley and Betty L. Haley, husband and wife, dated 2/23/2004, recorded 3/2/2004, in the Monroe County Recorder of deeds in Deed Book 2183, Page 2949.

**PARCEL NO.:** 12/12A/1/95  
**PIN** 12636402558749

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

**DAWN M. HARRIGAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**M. TROY FREEDMAN, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3273 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land situate, lying and being in the **Township of Middle Smithfield** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 21, as shown on a plan titled "Knoll Acres at Wooddale" as prepared by Frank J. Smith, Jr., Inc. of Marshalls Creek, Pennsylvania and recorded in Monroe County, Pennsylvania in Plot Book No. 73, Page 184.

**BEING THE SAME PREMISES** which LTS Development, Inc., a Pennsylvania corporation, by Deed dated November 13, 2001 and recorded November 20, 2001 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 2108, Page 9923, granted and conveyed unto Alan Ehrlich and Leslie Barley Ehrlich, the Grantors herein, in fee.

Title to said premises is vested in Jonathan Davis, Sr. and Catherine P. Jutan Davis, husband and wife, by deed from Alan Ehrlich and Leslie Barley Ehrlich, husband and wife, dated May 5, 2004 and recorded July 14, 2004 in Deed Book 2196, Page 2321.

**Parcel No.** 09/91990  
**Pin No.** 09731401361878

Being Known As: 802 Knoll Drive, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18302

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

**JONATHAN DAVIS, SR.  
CATERINE P. JUTAN DAVIS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3657 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot 158, 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, Page(s) 105, 111.

UNDER AND SUBJECT to the Protective Covenants and Restrictions as set forth in the above recited Deed.

TITLE TO SAID PREMISES IS VESTED IN Scott Winkler, by Deed from Paul Musachio and Geraldine Musachio, dated 02/03/1987, recorded 02/03/1987 in Book 1537, Page 5. Scott Winkler died on 08/28/2011, and upon information and belief, his surviving heir is Mary Margaret Winkler.

TAX CODE: 17/15D/1/22  
TAX PIN: 17639201055233

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MARY MARGARET WINKLER, IN HER CAPACITY AS HEIR OF SCOTT WINKLER, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SCOTT WINKLER, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 698 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 3809, Section 7, as shown on "Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 123.

Under and subject to covenants, conditions and restrictions as set forth in Deed Book Volume 509, page 199 and in the chain of title.

BEING known and numbered as 3809 Hampshire Road, Tobyhanna, PA 18466.

BEING the same property conveyed to Louis Camacho and James L. Reyes, as tenants in common and not as joint tenants with rights of survivorship who acquired title by virtue of a deed from D.E. & S. Properties, Inc. t/a Classic Quality Homes, dated September 22, 2011, recorded September 26, 2011, at Deed Book 2391, Page 9070, Monroe County, Pennsylvania records.

TAX CODE: 3/4B/2/31  
PIN NO: 03636703019420

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES L. REYES

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LOUIS CAMACHO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2715 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

Being Lot No. 304 as shown on the original plan of lots known as Pine Creek Estates, Section A, dated August 22, 1975 and prepared by Achterman Associates, East Stroudsburg, Pennsylvania, approved on September 16, 1975 by the Monroe County Planning and Zoning Commission and on October 16, 1975 by the Price Township Supervisors, and recorded in the Office for the Recording of Deeds in and for Monroe County in Plot Book 27, Page 111.

BEING known and numbered as 2 Pine Creek Estates, Borough of East Stroudsburg, PA 18301.

BEING the same property conveyed to Barbara A. Clouse and Victor H. Clouse, as tenants with right of survivorship, and not as tenants in common who acquired title by virtue of a deed from Barbara A. Clouse and Victor H. Clouse, dated April 8, 2005, recorded April 12, 2005, at Deed Book 2221, page 8457, Monroe County, Pennsylvania records.

TAX CODE: 14/8C/1/26

PIN NO: 14639504745000

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

**BARBARA CLOUSE**

**BARBARA A. CLOUSE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1075 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2063, Section 27, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 46, Page 3.

BEING THE SAME PREMISES which Thomas J. Martino and Deane Martino, h/w, by Deed dated 6/6/94 and recorded 6/13/94 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 1956, Page 1691, granted and conveyed unto Emilio P. Ramos, Grantor herein.

Title to said premises is vested in Mearcy Ann Brathwaite and Rogelio Brathwaite, husband and wife, by deed from Emilio P. Ramos and Naomy Ramos, husband and wife, dated February 26, 2002 and recorded March 5, 2002 in Deed Book 2116, Page 7849.

Parcel No. 09/5A/1/43

Pin No. 09733502987729

Being Known As: 2063 Scarsborough Way, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

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

**MEARCY ANN BRATHWAITE**

**ROGELIO BRATHWAITE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOSEPH F. RIGA, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5472 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

Land situated in the Township of Stroud and County of Monroe, Commonwealth of Pennsylvania is described as follows:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 15, 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, 111.

Commonly known as 1212 Kensington Drive f/k/a 15 Kensington Drive, East Stroudsburg, PA 18301

Tax ID# 17/15D/1/17

Pin # 17639201056885

BEING THE SAME PREMISES which Edgardo Ocasio, a married person, by Deed dated 5/30/2012 and recorded 8/6/2012 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2406, Page 2495 and Instrument #201220093, granted and conveyed unto Leah Abellana-Celestin, a married person.

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

**LEAH A. ABELLANA A/K/A  
LEAH ABELLANA-CELESTIN  
AND EDGARDO L. OCASIO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LESLIE J. RASE, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9496 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe Commonwealth of Pennsylvania, being Lot No. 2408, Section VI, Tax Code 3/4B/3/144, as shown on the Map of Pocono Farms East, on file in the Recorder's Office of Monroe County, Pennsylvania, in Plat Book No. 17 Page(s) 121.

BEING the same premises which Equity Trust Company Custodian FBO Steven D. Gladstone IRA by Deed dated October 22, 2004 and recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2207, Page 7380; granted and conveyed unto Precision Home Builders, Inc., Grantor hereof, in fee.

Title to said premises is vested in Nelson Rodriguez and Yokaira Reyes, husband and wife, by deed from Precision Home Builders, Inc. dated October 5, 2006 and recorded November 8, 2006 in Deed Book 22878, Page 529.

Parcel No. 3/4B/3/144

Pin No. 03636601192413

Being Known As: 2408 Warwick Circle, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

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

**NELSON RODRIGUEZ  
YOKAIRA REYES**

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9519 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the **Township of Pocono** , County of Monroe, Commonwealth of Pennsylvania, being Lot or Lots No. 29, Section G, 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 35 Pages 119, 121, 123, 124.

Under and Subject to covenants, restrictions, reservations, easements and conditions as set forth in Deed recorded in Record Book 2024 Page 7249.

BEING known and numbered as 107 Brewster Way, Borough of East Stroudsburg, PA 18301.

BEING the same property conveyed to Patricia E. Reece who acquired title by virtue of a deed from Arlene Allison, an unmarried woman, dated October 10, 2010, recorded November 17, 2010, at Deed Book 2379, Page 75, Monroe County, Pennsylvania records.

TAX CODE: 12/117325

PIN NO: 12638202986848

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

**PATRICIA ELAINE REECE,  
ADMINISTRATRIX OF THE ESTATE OF ANDREW  
G. ROSE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7816 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

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

BEING LOT NO. 43 as shown on Plan of Lots entitled, "Subdivision of lands of Camelot Enterprises, Inc., project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated 19 June 1971 and recorded in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, PA., in Plot Book 14, Pages 147 and 149.

This conveyance is made together with all the rights and privileges and is under and subject to the covenants, conditions and restrictions as set forth in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** Ervin Popovits, single individual, by Deed from Ronald W. Bodden, married individual and Donna L. Graeber, fka, Donna L. Bodden, married individual, dated 12/06/1996, recorded 12/10/1996 in Book 2031, Page 7453.

TAX CODE: 19/15B/1/21

TAX PIN: 19539402973841

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

**ERVIN POPOVITS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4079 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or parcel of land located in **Stroud Township** , Monroe County, Pennsylvania, and known as Estate Lot Site Number 334 on Escoll Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69 at Page 71.

Having erected thereon a dwelling house.  
Being Known As 213 Escoll Drive a/k/a 325 Blue Mountain Lake a/k/a 334 Escoll Drive, East Stroudsburg, PA 18301  
TAX ID: 17/90423  
PIN: 17730304508690

BEING the same premises which Household Finance Corporation, by Deed dated October 1, 2010 and recorded October 19, 2010 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2377 Page 5176, granted and conveyed unto Adriana V. Edwards and Ophelia Edwards, as Joint tenants with right of survivorship and not as tenants in common. Ophelia Edwards departed this life on 6/17/2001.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2695 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Polk**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1407, Section II, Pleasant Valley 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 13, Page 65.

BEING the same premises which W.W.I.P., Inc., by deed being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 13th day of November, 2000, in Record Book Volume 2087, Page 249, granted and conveyed unto Cathi J. Bittenbender, in fee.  
Title to said premises is vested in Daniel S. Bittenbender Sr. and Cathi J. Bittenbender, husband and wife, by deed from Cathi J. Bittenbender and Daniel S. Bittenbender, Sr., husband and wife, dated My 2, 2005 and recorded May 4, 2005 in Deed Book 2224, Page 2056.

Parcel No. 13/8B/1/177  
Pin No. 13622901160493  
Being Known As: 1407 Dogwood Lane, Kunkletown, Township of Polk, Monroe County, PA 18058

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DANIEL S. BITTENBENDER, SR.  
CATHI J. BITTENBENDER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEIDI R. SPIVAK, ESQUIRE

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



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8175 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground lying and being situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4 on the Plan of Long Wood Estates, prepared by Robert G. Beers, Registered Surveyor, dated June, 1984, and recorded in the Office of the Recorder of Deeds of Monroe County of Stroudsburg, Pennsylvania, in Plot Book Volume 56, Page 39.

UNDER AND SUBJECT to the declaration of covenants and restrictions pertaining to land known as "Long Wood Estates Subdivision" recorded in the Office of the Recorder of Deeds of Monroe County of Stroudsburg, Pennsylvania, in Deed Book Volume 1417, Page 224.

COMMONLY known as 2116 A Timber Lane, Saylorsburg, PA 18353

BEING THE SAME PREMISES which Daniel J. Tichy by deed dated 6/11/2008 and recorded 6/19/2008 in Book 2337 Page 1526 conveyed to Daniel Tichy and Deidre Tichy, husband and wife.

Pin #: 02-6249-01-48-8827

Tax Code #: 2/7/1/40-16

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

**DANIEL TCHY  
DEIDRE TICHY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6882 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 10, Section One, 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 18, page 15.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc. that are contained in the chain of title.

PARCEL NO. 9/4C/1/85

PIN Number 09734403418204

BEING the same premises which Daniel N. Stringer, Marianne Stringer and Theresa Stringer, his wife, by deed dated October 10, 2006 and recorded December 4, 2006 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Deed Book 2289, Page 5086, granted and conveyed unto Daniel N. Stringer and marianne Stringer, his wife, in fee.

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

**DANIEL N. STRINGER  
MARIANNE STRINGER  
UNITED STATES OF  
AMERICA (MDPA)**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEPHEN M. HLADIK, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 522 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 , JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
PARCEL NO.: 10/12A/1/79

ALL THAT PARCEL of land in the Mt. Pocono Boro , Monroe County, state of Pennsylvania, as more fully described in Deed Book 1789, page 172, ID# 10/12A/1/79, Being known and designated as:

ALL that certain lot or parcel of land situate in the Borough of Mt. Pocono County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 60, Section I, as shown on Plotting of "Summit Point, Section I" prepared by Edward C. Hess Associates, Inc., Registered Engineers and dated June 15, 1978 said Plot Map having been recorded on August 8, 1978 in the Office for Recording of Deeds, Etc, for Monroe County, Pennsylvania, in Plot Book Volume 37, Page 61.

Fee Simple Title vested in Nancy Sparacino, a single woman by Quit Claim deed from, Nancy Sparacino, formerly known as Nancy Fratarcangeli, a single woman who acquired title as a married person, dated 3/26/2009, recorded 7/21/2009, in the Monroe County Recorder of Deeds in Deed Book 2356, Page 9930.

Tax Code: 10/12A/1/79  
PIN No: 1063551447772

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

**NANCY SPARACINO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9919 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

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

BEING Lot No. 1, as shown on Plan of Lots entitled, "Subdivision of Lands of Camelot Enterprises, Inc., project, Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated 19 June 1971" and recorded in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, PA in Plot Book 14, Pages 147 and 149.

BEING THE SAME PREMISES WHICH George W. Hart and Pattie Jean Wilson n/b/m Pattie Jean Wilson-Hart, by Deed dated 6/24/2005 and recorded 7/1/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2231, Page 1609, granted and conveyed unto Richard Snyder

Improvements: Residential property  
Tax Code No. 19/15B/1/16  
Pin #19539402874169

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

**RICHARD 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  
JILL MANUEL-COUGHLIN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2151 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of ground situate in the Township of Jackson , County of Monroe and State of Pennsylvania, being described as follows, to wit:**

**BEING lot No. 33 in a subdivision known as "Royal Oaks", recorded in Plot Book Volume 38, page 55.**

**BEING the same premises which Richard Kerr and Madeline Kerr, by deed dated the 18th day of June 1997, and recorded 07/14/1997, in and for the Office of the Recording of Deeds for Monroe County, Pennsylvania, in Deed Book Volume 2037, Page 9372, did grant and convey unto Richard Kerr.**

**Title to said premises is vested in Richard Kerr and Terri Kerr, a/k/a Terri L. Kerr by deed from Richard Kerr dated July 23, 2004 and recorded July 29, 2004 in Instrument Number 2000434526.**

**Parcel No. 8/7A/1/11**

**Pin No. 08635101481468**

**Being Known As: 2299 Mountain Road, f/k/a RR 8 Box 8199A, Stroudsburg, Township of Jackson, Monroe County, PA 18360**

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

**RICHARD KERR  
TERRI KERR A/K/A  
TERRI L. KERR**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2621 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 , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 90, Section 9, Sierra view, as shown on a plan of lots recorded in the Office of Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 34, Pages 11 and 17.**

**Being No. 90/9 Sun Valley Drive**

**Tax Parcel #20/3C/1/73**

**Pin #20-6331-01-18-6024**

**Title to said premises is vested in Tara A D'Adamo and Ross M. Stoico by deed from Household Finance Consumer Discount Company (MERS is acting as the agent for the real property in interest or beneficial owner) by Fidelity National Asset Management Solutions as attorney in fact by POA dated February 6, 2007 and recorded March 2, 2007 in Deed Book 2298, Page 702.**

**Parcel No. 20/3C/1/7**

**Pin No. 20633101186024**

**Being Known As: 1615 Sun Valley Drive, Blakeslee, Township of Tunkhannock, Monroe County, PA 18610**

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

**TARA A. D'ADAMO  
ROSS M. STOICO**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH I. FOLEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4973 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

THE LAND REFERRED to in this Commitment is located in the County of Monroe, Township of Stroud, State of Pennsylvania, and described as follows:

BEING Lot No. 72, Section B-1, as is more particularly set forth on the Plot Map of Cranberry Hill Corp., Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, PA in Plot Book 65, pages 63 and 64.

HAVING erected thereon a dwelling known as 72 Sec B1 Spicebush n/k/a 274 Spicebush Drive, East Stroudsburg, PA 18301.

PARCEL #17/89277  
PIN: 17639201290390

BEING the same premises which Raintree Homes, Inc., by Deed dated 7/26/2001 and recorded 08/02/2001 in the Recorder's Office of Monroe County, Pennsylvania, Deed Book Volume 2101, Page 7202, granted and conveyed unto Ralph Thompkins and Marilyn Clowney, joint tenants with right of survivorship.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
RALPH THOMPKINS AND  
MARILYN CLOWNEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 823 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots 177, Section 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.

Subject to conditions, restrictions, covenants and reservations as contained in Schedule "A" of Deed Book Volume 603, page 252.

BEING known and numbered as 7204 Parkview Drive, City of Tobyhanna, PA 18466.

BEING the same property conveyed to Earl Roberts and Denise Roberts, husband and wife who acquired title by virtue of a deed from Charles Daniels and Jane Daniels, husband and wife, dated August 17, 2005, recorded September 9, 2005, at Deed Book 2239, Page 3817, Monroe County, Pennsylvania records.

TAX CODE: 3/8D/1/477  
PIN NO: 03-6358-10-36-8722

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EARL ROBERTS  
DENISE ROBERTS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8201 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, being Lot No. 33 as shown on a map entitled Final Plan Spring Valley Farms at Ross, Section One, recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 69, Page 108.

**UNDER AND SUBJECT** to the same limitations, agreements, easements, exceptions, conditions, covenants, restrictions and reservations as the same are contained in the deeds which form the chain of title.

**BEING** the same premises which nancy Tinker, married by a deed dated December 18, 2006 and recorded December 21, 2006 in Monroe County in Deed Book Volume 2291 at Page 3043 granted and conveyed unto Yvelis V. Yopez and Jeon O. Noel-Stroude.

Also Known As 113 Rolling Meadows Road, Saylorsburg, PA 18353

PARCEL NO: 15/90493

PIN: 15624700713605

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

**JEAN O. NOEL-STROUDE**

**YVELIS V. YEPEZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6681 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situated in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 2122, Section No. 27, as more particularly set forth on the Plot Map of Lehman-Pike Development Corporation. Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 47, Page 19.

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

**TITLE TO SAID PREMISES IS VESTED IN** Carol Ann Langner and Jeanne Langner, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Carol A. Langner, aka, Carol Ann Langner and Laura A. Langner, nbm, Laura A. Moreno and Stanley Moreno, her husband, dated 08/06/1991, recorded 08/08/1991 in Book 1788, Page 1711.

TAX CODE: 09/5A/1/72

TAX PIN: 09734501076128

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

**CAROL ANN LANGNER**

**JEANNE LANGNER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JONATHAN LOBB, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4588 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on  
Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 755, Section K (Ext.) 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/Page 24/51, 53 & 55.

BEING THE SAME PREMISES which United States Marshal for the District of Middle, PA, by Deed dated May 18, 2006 and recorded June 15, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2271, Page 138, granted and conveyed unto USA through Household Finance Consumer Discount Company, grant(s) herein.

BEING THE SAME PREMISES which Household Finance Consumer Discount Company, by deed dated 12/13/2006 and recorded 01/08/2007 in Book 2293 Page 298 conveyed to Geradina Colon.  
Pin #: 03636913026888  
Tax Code #: 03/9F/1/150

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

**GERARDINA M. COLON A/K/A  
GERARDINA COLON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8666 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on  
Thursday , JUNE 30, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud , County of Monroe, and Commonwealth of Pennsylvania, being Lot 4, Section C, 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 32, Pages 105 and 109.

BEING THE SAME PREMISES which Charles A. Poalillo, individually, by deed dated 2/27/04 and recorded 3/4/04 in Boo, 2183 Page 5836 conveyed to Elizabeth A. Beers.  
Pin #: 17639201261826  
Tax Code #: 17/15D/1/5

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

**THE UNKNOWN HEIRS OF ELIZABETH A. BEERS, DECEASED**

**GERALD BEERS, SR., SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH A. BEERS, DECEASED**

**GERALD BEERS, JR., SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH A. BEERS, DECEASED**

**DARRIN TALLADA, SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH A. BEERS, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6355 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel of land and improvements therein situate in the **Township of Hamilton** , County of Monroe, and Commonwealth of Pennsylvania, and designated as parcel No. 07/112582 and more fully described in a Deed dated May 8, 2006 and recorded May 17, 2006 in Monroe County in Deed Book 2267, Page 8685, granted and conveyed unto Rocco A. Beard and Angela Beard, husband and wife.

**SUBJECT** to an easement for future road widening to fifty (50) feet on the north side of the said Legislative Route 45085, as shown on the aforesaid Plan of land.

**UNDER AND SUBJECT** to all covenants, conditions and restrictions as they may appear in the chain of title.

**BEING THE SAME PREMISES** which Gary A. Fleming and Barbara Fleming, husband and wife, by deed dated 05/08/2006 and recorded 05/17/2006 in Book 2267 Page 8685 conveyed to Rocco A. Beard and Angela Beard, husband and wife.

Pin #: 07626900305496

Tax Code #: 07/112582

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

**ANGELA BEARD  
ROCCO A. BEARD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9444 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground, situate in the **Township of Stroud** , Monroe County, Pennsylvania, being Lot No. 7, Section A, and 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 31, Page 63.

**Under and Subject** to restrictions, conditions, etc., as appear in the aforementioned deed.

Title to said Premises vested in Lorraine Basora, as sole owner by Deed from Frank Basora, Jr., Deceased and Lorraine Basora, his widow dated 05/25/2006 and recorded 06/09/2006 in the Monroe County Recorder of Deeds in Book 2270, Page 5294. Being known as 523 Penn Estates, n/k/a 123 Clover Lane, East Stroudsburg, PA 18301

Tax Parcel Number: 17/15a/2/32

Tax Pin Number: 17639201486677

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

**MARK H. HOLTZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LORRAINE BASORA, A/K/A LORRAINE H. BASORA  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 653 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7066, Section D-II, according to Plan of Emerald Lakes recorded in the Office for the Recording of Deed, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 18, Page 115.**

**TITLE TO SAID PREMISES IS VESTED IN** Irene Hodde Living Trust, dated August 26,2011 and any amendments thereto, by Deed from Irene C. Hodde, an unmarried woman, dated 08/26/2011, recorded 09/19/2011 in Book 2391, Page 6000.

**TAX CODE:** 20/1C/1/210

**TAX PIN:** 2633302982909

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

**IRENE HODDE LIVING TRUST DATED AUGUST 26, 2011**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE C. HODDE A/K/A IRENE HODDE, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7241 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Price, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**BEING** Lot 112 as shown on the original plan of lots known as Pine Creek Estates, Section A, dated August 22, 1975 and prepared by Achterman Associ-

ates, East Stroudsburg, Pennsylvania, approved on September 16, 1975 by the Monroe County Planning and Zoning Commission and on October 16, 1975 by the Price Township Supervisors, and recorded in the office for the recording of deeds in and for Monroe County in Plot Book 27, Page 111.

**BEING THE SAME PREMISES** which Beth Benson, widow, by deed dated 03/01/2011 and recorded 03/07/2011 in Book 2383 Page 8985 conveyed to Perry A. Edwards and Donatila L. Edwards, husband and wife.

Pin #: 14639504845250

Tax Code #: 14/8C/1/16

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

**PERRY A. EDWARDS  
DONATILA L. EDWARDS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW K. FISSEL, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5988 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract piece or lot of land situated in the Township of Middle Smithfield , County of Monroe, and the State of Pennsylvania, marked and designated as Lot Number 106, section Two, as shown on "Plotting of Lake of the Pine, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book 17, page 53.**

**BEING THE SAME PREMISES WHICH** LaSalle National Bank, as trustee under the pooling and servicing agreement dated 3/1/98, series 1998-1, by Deed dated 04/10/2001 and recorded 05/01/2001 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2095, Page 4085, granted and conveyed unto Alexis a/k/a Alex Bustamante and Monica Bustamante.

Improvements: Residential property

TAX CODE NO. 09/4c/2/56

PIN #09734404721272



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

**ALEXIS A/K/A  
ALEX BUSTAMANTE  
MONICA BUSTAMANTE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**HARRY B. REESE, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9250 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Ross**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5, High Point, 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 60/459 (erroneously cited as 61/108, 109, 110 and 111 on prior deed).

TAX Id No. 15/87284  
PIN No. 15-6267-00-07-8541

**BEING THE SAME PREMISES** which Daniel W. Gregorio and Theresa Gregorio, husband and wife, by Deed dated May 28, 2005 and recorded June 3, 2005 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2227, page 6966, Instrument Number 200523895 granted and conveyed unto David Tassinari and Virginia Tassinari, husband and wife.

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

**VIRGINIA TASSINARI AND  
DAVID TASSINARI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**LESLIE J. RASE, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3219 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot or parcel of land, situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
**BEING ALL OF** Lot 5310 in Section UU-1, as shown and designated on plan of Indian Mountain Lakes, Section UU-1, made by Leo Achterman, Jr. Civil Engineer and Surveyor, dated March 18, 1986, and recorded October 3, 1986, at the Office of the Recorder of Deeds, in and for Monroe County, in Map Book 58, Page 250.

**TITLE TO SAID PREMISES IS VESTED IN** Zoe E. Smith, by Deed from Deutsche Bank National Trust Company, fka, Bankers Trust Company of California, NA, as Trustee for Long Beach Mortgage Loan Trust 2001-2 by and thru Long Beach Mortgage Company, its attorney in fact, dated 01/13/2006, recorded 03/02/2006 in Book 2259, Page 5673.

TAX CODE: 02/17B/2/5  
TAX PIN: 02632002581128

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

**ZOE E. SMITH**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5321 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 271, Section L, as shown on map of a Pocono Country Place on file in the Recorder's office of Stroudsburg, Pennsylvania in Plat Book No. 24, pages 7, 9 and 11. IMPROVED with a single family dwelling BEING known and numbered as 2903 Fairhaven Drive, f/k/a 2817 Fairhaven Drive, Tobyhanna, PA 18466**

**BEING the same property conveyed to Deborah Scherman who acquired title by virtue of a deed from First Horizon Home Loan Corporation, its attorney-in-fact by Wells Fargo Home Mortgage Corporation, dated April 4, 2002, recorded May 6, 2002, at Deed Book 2121, page 2854, Monroe County, Pennsylvania records.**

**TAX CODE: 03/9d/1/30  
 PIN NO: 03635916832651**

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

**DEBORAH SCHERMAN  
 ROBERT SCHERMAN**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10382 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece,parcel,or lot being situate in Tobyhanna Township , Monroe County, Pennsylvania designated as Lot 3507, Section C1. according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deed, etc, in and for the County of Monroe at Stroudsburg, PA in Plot Book Volume 15, page 29 bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan of Record.**

**Being the same premises that Manufactures and Traders Trust, a New York Corporation by: Dennis J. Gawron by deed dated February 10, 2000 and recorded on April 11, 2000 in the office of Recorder of Deeds in and for Monroe County, at Book 2077 and Page 3474, and Instrument No. 2000116396, conveyed unto Albert Miller and Vicki Miller, husband and wife, Grantees herein.**

**Parcel No. 19/3F/1/94  
 PIN No. 19634404541165**

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

**ALBERT L. MILLER  
 VICKI A. 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  
 BRADLEY J. OSBORNE, ESQUIRE**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6689 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situated in the Township of Ross, County of Monroe and State of Pennsylvania, marked designated as Lot No. 18, as shown on lands of Thomas A. Rue, Ross Township, Monroe County, Pennsylvania, recorded in Monroe County, Pennsylvania, in Plot Book No. 19, Page 97. COMMONLY known as: 228 Rossmor Dr, Saylorsburg, PA 18353

BEING THE SAME PREMISES which James Alan Fowler and Dona Allen Fowler, husband and wife, by deed dated 3/16/2006 and recorded 3/17/2006 in Book 2261 Page 2086 conveyed to James Alan Fowler and Donna Allen Fowler, husband wife. And the said James Alan Fowler departed this life on 3/1/2015, vesting title solely in Dona Allen Fowler as surviving tenant by the entireties as of the date of his death.

Pin #: 15625702785484

Tax Code #: 15/6A/1/40

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

DONNA ALLEN FOWLER A/K/A

DONNA FOWLER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2670 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, known as Lot #740, located on Horseshoe Drive as shown on final plans of 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.

Title to said premises is vested in Florence J. Choge a/k/a Florence Jeptoo Choge and Moses W. Karanja, husband and wife, by deed from Mads Ravn and Susanne Vogt Ravn, husband and wife dated August 31, 2007 and recorded September 5, 2007 in Deed Book 2315, Page 3653.

Parcel No. 16/96242

Pin No. 16730304607493

Being Known As: 740 Horseshoe Drive, East Stroudsburg, Smithfield, Monroe County, PA 18301

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

FLORENCE J. CHOGE A/K/A

FLORENCE JEPTOO CHOGE

MOSES W. KARANJA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6071 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 304 as shown on the certain Final Plan entitled "Phase 1 Resubdivision - Remaining Lots Northgate Estates Stroud Twp. Monroe Co. PA" prepared by Achterman Associates dated February 14, 2000, last revised May 9, 2000 and filed of record in the Office of the Monroe County Recorder of Deeds on July 21, 2000 in Plot Book 72, Page 127.

BEING known and numbered as 320 Edgemont Road, Borough of Stroudsburg, PA 18360.

BEING the same property conveyed to Jason Brantley who acquired title by virtue of a deed from David G. Mitchell and Malissa Mitchell, dated August 20, 2009, recorded September 10, 2009, at Deed Book 2359, Page 5610, Monroe County, Pennsylvania records.

TAX CODE: 17/5A/1/45

PIN NO: 17730117101920

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

**JASON BRANTLEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**MICHAEL E. CARLETON, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6491 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

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

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh** , County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 1935, Section IV, as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates," on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 17, Page 119.

BEING known and numbered as 1935 Hamlet Drive, Tobyhanna, PA 18466.

BEING the same property conveyed to Joan A. Alleyne and Jarrette Alleyne, husband and wife, as tenants by the entirety, who acquired title by virtue of a deed from Tanya McMillan, single, dated June 28, 2006, recorded June 29, 2006, in Deed Book 2272, Page 7029, Monroe County, Pennsylvania records.

TAX CODE: 03/4D/1/242

PIN NO: 03636601270641

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

**JOAN A. ALLEYNE**

**JARRETTE ALLEYNE**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3831 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 , JUNE 30, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 65, Section 3, 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 71.

BEING known and numbered as 2203 Marquette Drive, Blakeslee, PA 18610.

BEING the same property conveyed to Henry Sorensen, a married individual who acquired title by virtue of a deed from Harold M. Wesner and Dorothy E. Wesner, husband and wife and Jeffrey D. Tyson and Debra A. Tyson, husband and wife, dated October 13, 2003, recorded October 20, 2003, at Deed Book 2171, page 1318, Monroe County, Pennsylvania records.

TAX CODE: 20/3A/1/135

PIN NO: 20633101050516

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

**HENRY SORENSEN**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
KIMBERLY A. BONNER, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10719 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot 5568, Section S, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 14, Page 115.

BEING known and numbered as 5568 Minisink Avenue n/k/a 2021 Minqua Trail, City of Tobyhanna, PA 18466.

BEING the same property conveyed to Alcides Rivera and Ashley Roeber, husband and wife who acquired title by virtue of a deed from Philip Mirabile and Christine Mirabile, husband and wife, dated May 27, 2011, recorded June 9, 2011, at Deed Book 2387, Page 6552, Monroe County, Pennsylvania records.

TAX CODE: 3/71/2/27

PIN NO: 03635704727337

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

**ALCIDES RIVERA  
ASHLEY ROEBER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8496 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Stroud , County of Monroe and State of Pennsylvania, being Lot 73, Section C, Penn 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 32 pages 105, 107 and 109

Title to said premises is vested in Migdalia Cedeno and Carlos Then by deed from Mary Louise Parker, Master in Partition for Carlos Then, a married man and Migdalia Cedeno, single woman dated April 10, 2003 and recorded April 14, 2003 in Deed Book 2342, Page 3934.

Parcel No. 17/15D/1/165

Pin No. 17639201258793

Being Known As: 73 Windsor Court, Analomink, PA 18320 a/k/a 6125 Wales Ct., East Stroudsburg, PA 18301

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

**MIGDALIA CEDENO  
CARLOS THEN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2677 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

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

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

BEING all of Lot 4010 in Section SS-1 as shown and designated on Plan of Indian Mountain Lakes, Section SS-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated 1/11/1982, revised 07/21/1986 and recorded at the Monroe County Recorder's Office on 10/3/1986 in Map Book 58, page 248.

BEING THE SAME PREMISES WHICH Danessa Buchanan, by Deed dated 08/24/2012 and recorded 09/05/2012 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2407, Page 6658, granted and conveyed unto Luis Buchanan.

Improvements: Residential property

Tax Code No.20/8K/1/249

Pin #20632103428862

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUIS BUCHANAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin Sheriff of Monroe County Pennsylvania HARRY B. REESE, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - June 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7081 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or tract of land situate in the Borough of Mount Pocono , County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 152, Section II, as shown on a certain plan entitled Summit Pointe, Section II, as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 38, Page 121 which lot is the same as designated in the Declaration of Summit Pointe recorded in Deed Book Volume 885, Page 41 and as Supplemented as set forth in Deed Book Volume 939, Page 30 and Amended in Record Book

Volume 1559, Page 1348 and any and all subsequent amendments hereto.

BEING THE SAME PREMISES which Custom College Investors, by deed dated 4/25/2014 and recorded 5/19/2014 in Book 2438 Page 543 conveyed to Darrin Brown, a married man.

Pin #: 10635514442550

Tax Code #: 10/12A/2/16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARRIN BROWN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin Sheriff of Monroe County Pennsylvania VICTORIA W. CHEN, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - June 3, 10, 17

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7194 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Unit designated as Unit D, being a Unit in Borough Park Townhouses, a Condominium Community, situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, as designated in the Declaration of Condominium of Borough Park Townhouses, a condominium community, dated the 21st day of December 1988, and recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, on the 23rd day of December, 1988, in Record Book Vol. 1659, page 483.

BEING the same premises which Christopher A. Rossi by Deed dated May 31, 2007, and recorded May 31, 2007 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Book No. 2306, Page 8303, granted and conveyed unto Laurie Bennett.

TAX PARCEL NO.: 5/116938

PIN NO.: 05-7301-15-64-7432

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAURIE BENNETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

cordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FARERI, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1835 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THE FOLLOWING** lot situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 104, Section No. 'D' as shown on 'Plotting of lots of Pocono Wild Haven Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Commonwealth of Pennsylvania, made by Edward C. Hess, P.E.', as recorded in Monroe County, Pennsylvania in Plot Book Volume 11, Page 43.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions of record.

**TITLE TO SAID PREMISES IS VESTED IN** Vincenzo Benevento and Lissette Martinez, his wife, by Deed from Michael A. Baird and Corrine R. Baird, his wife, dated 08/18/2004, recorded 08/26/2004 in Book 2200, Page 3414.

**TAX CODE:** 09/18A/2/8

**TAX PIN:** 09731503018499

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**VINCENZO BENEVENTO  
LISSETTE MARTINEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5886 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, containing 0.51 acres, Section D-11, 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 19, page 115, bounded and described as follows, to wit:

In Plat Book Volume and Page Number according to aforementioned Plan of Record.

**BEING Tax Code:** 20/1C/1/161

**PIN:** 20634403002660

**BEING** known as 183 Saw Mill Road, Long Pond, PA 18334

Fee Simple Title Vested in John V. Antonetti by deed from Christian Charity Foundation, dated October 7, 2009, recorded October 9, 2009, in the Monroe County Recorder of Deeds Office in Deed Book 2361, Page 312 and Instrument Number 200929529.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOHN V. ANTONETTI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6533 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 , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or piece of land situate in the **Middle Smithfield Township** , Monroe County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot No. 43, Section M, as shown on Plat of Lots entitled 'Plotting No. 2, 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 Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Volume Number 9, Page 105.

**TITLE TO SAID PREMISES VESTED IN** Malia R. Thau, by Deed from Mountainside Properties, LLC, a Pennsylvania Limited Liability Company, dated 07/28/2009, recorded 07/30/2009, in Book 2357, Page 6141.

TAX CODE: 9/13C/1/108  
TAX PIN: 09732601171321

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MALIA R. THAU**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**PAUL CRESSMAN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7589 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot or lots, parcel or piece of ground, situate in the **Township of Stroud** , Monroe County, Commonwealth of Pennsylvania, being Lot No. 66, 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 Volume 33, Pages 101, 103.

**TITLE TO SAID PREMISES IS VESTED IN** Prentice L. Sprewell, by Deed from Fannie Mae, aka, Federal National Mortgage Association, by its Attorney in fact,, Phelan Hallinan & Schmiegel, by Power of Attorney recorded on 1/14/2009 BK 2347 PG 4318 Inst No 200901047, dated 12/23/2011, recorded 01/31/2012 in Book 2397, Page 4705.

TAX CODE: 17/15F/1/66

TAX PIN: 17638204918952

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PRENTICE L. SPREWELL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**PAUL CRESSMAN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6589 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THOSE CERTAIN** lots, parcels or pieces of land situate in the **Township of Middle Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, being Lots 1, 2 & 3, Block 9 of Unit No. 4, 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 8, Page 117. (erroneously cited at Page 177 in a previous deed).

**TITLE TO SAID PREMISES IS VESTED IN** Patricia A. Porcino, by Deed from Christopher Lecher, aka Christopher B. Lecher, unmarried, dated 08/31/2001, recorded 08/13/2003 in Book 2163, Page 5742.



Parcel No. 1:  
TAX CODE: 09/14B/4-9/1  
TAX PIN: 09731502887680  
Parcel No. 2:  
TAX CODE: 09/14B/4-9/2  
TAX PIN: 09731502888635

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PATRICIA A. PORCINO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11054 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, being Lot 30, Water Gap Watch - East as shown on plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, on Plot Book Volume 71, Page 232.

BEING THE SAME PREMISES which U.S. Bank National Association, as Trustee, in Trust for the holders of Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2003-3, Home Equity Pass-Through Certificates, Series 2003-3, by deed dated 10-17-2006 and recorded 10-31-2006 in Book 2286 Page 1072 conveyed to Jose A. Lemus.

Pin #: 16732101091244

Tax Code #: 16/90960

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOSE LEMUS**

**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

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10931 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , Monroe County, Pennsylvania, being Lot No. 59, 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 recorded in Plat Book 65, Page 64.

TITLE TO SAID PREMISES IS VESTED IN Emerita Flores, by Deed from Ramachandran Athilat and Vasantha Athilat, dated 08/27/2004, recorded 09/03/2004 in Book 2201, Page 1966.

TAX CODE: 17/89245

TAX PIN: 17639303106322

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**EMERITA M. FLORES A/K/A**

**EMERITA FLORES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1173 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 278, Section J. A Pocono Country Place as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 22/11, 13/ 15 and 17. BEING known and numbered as 278 Breezeway Terrace, n/k/a 9893 Breezeway Terrace City of Tobyhanna, PA 18466.**

**BEING the same property conveyed to Roberto Correa, a single man who acquired title by virtue of a deed from Noemi Aviles a married woman joined by her husband Michael Aviles, dated April 20, 2009, recorded May 1, 2009, at Deed Book 2352, Page 5577, Monroe County, Pennsylvania records.  
TAX CODE: 03/9C/1/247  
PIN NO: 03-6359-19-51-0896**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROBERTO CORREA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6699 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnuthill , County of Monroe, Commonwealth of Pennsylvania, being Lot 34 The Birches Three, Section Two as more fully set forth in Plot Book 61, page 88, recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania.**

**BEING known and numbered as 34 Darcy Drive, a/k/a RR 2 Box 2368, Saylorsburg, PA 18353  
BEING the same property conveyed to Flavio Chavez and Jacqueline Chavez, his wife, who acquired title by virtue of a deed from Michael Paul Volpe, single, dated June 23, 2000, recorded July 5, 2000, at Deed Book 2080, Page 9996, Monroe County, Pennsylvania records.  
TAX CODE: 02/6D/1/60  
PIN NO: 02634103401327**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FLAVIO CHAVEZ  
JACQUELINE CHAVEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4359 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 , JUNE 30, 2016  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 60, Section One, as shown on "Plotting of Lakes 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 51.

Title to said premises is vested in Vaughn S. Charles and Rendell O'Neal by deed from Rendell O'Neal, Individual dated September 18, 2007 and recorded September 26, 2007 in Deed Book 2317, Page 1942.

Parcel No. 9/4C/1/31

Pin No. 09734404517066

Being Known As: 60 Aspen Circle, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**VAUGHN S. CHARLES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEIDI R. SPIVAK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2225 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania marked and designated as Lot No. 3316, Section 7, as shown on "Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania in Plat Book No. 17, Page 123.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Pierre M. Charles and Jucarme Charles, h/w, by Deed from D, E

& S Properties, Inc., t/a Classic Quality Homes dated 07/31/2012, recorded 08/02/2012 in Book 2406, Page 1521.

TAX CODE: 3/4B/2/130

TAX PIN: 03636703213067

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PIERRE M. CHARLES**

**JUCARME CHARLES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7336 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel of piece of land situate in the Township of Middle Smithfield , County of Monroe, and Commonwealth of Pennsylvania, being Lot 18, Sec. C, Pocono Wild Haven 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 11, page 41.

BEING known and numbered as 12224 Honeysuckle Drive, East Stroudsburg, PA 18302.

BEING the same property conveyed to Roy Burgher and Vivienne Burgher, husband and wife who acquired title by virtue of a deed from Gary Reid, dated September 13, 2001, recorded September 18, 2001, at Deed Book 2104, Page 6736, Monroe County, Pennsylvania records.

TAX CODE: 09/18A/1/32

PIN NO: 09730504826534

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**VIVIENNE BURGHER**

**ROY BURGHER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks

before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3803 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THE FOLLOWING** lot situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot Numb. 153, Section 3, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 32, Page 73, and having thereon erected a dwelling house known as: 2528 Marquette Drive Blakeslee, PA 18610.

TAX CODE #20/3A/199  
 PIN: 20-6331-03-13-0728

Monroe County Deed Book 2087, Page 1681

To be sold as the property of Hazel F. Baker and the unknown heirs of Sandra B. Bloch, deceased on Judgment No. No. 3803-CV-2015.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**HAZEL F. BAKER**

**THE UNKNOWN HEIRS OF SANDRA B. BLOCH, DECEASED**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

Pennsylvania  
**LEON P. HALLER, ESQUIRE**

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6391 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 101, 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 Volume 33, Pages 101 and 103.

**TITLE TO SAID PREMISES VESTED IN** Wayne Michael Baillis and Vanessa Lee Baillis, husband and wife, by Deed from Wayne Michael Baillis and Vanessa Lee Stafford n/k/a Vanessa Lee Baillis, as joint tenants with right of survivorship and not as tenants in common, dated 06/28/2005, recorded 07/12/2005, in Book 2232, Page 2324, Instrument #200530366, TAX CODE: 17/15F/1/101  
 TAX PIN: 17639203010059

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WAYNE MICHAEL BAILLIS  
 VANESSA LEE BAILLIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ADAM H. DAVIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 135 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot 43, Section B, 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 31, page 69.

Title to said premises is vested in Shirley Washington a/k/a Shirley R. Washington by deed from Mortgage Guaranty Insurance Corporation, A Wisconsin Corporation dated June 30, 2006 and recorded September 6, 2006 in Deed Book 2280, Page 518.

Parcel No. 17/15A/1/75

Pin No. 17639201283393

Being Known As: 43 Somerset Drive, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHIRLEY WASHINGTON A/K/A  
SHIRLEY R. WASHINGTON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3272 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN Unit situate in the Township of Middle Smithfield, designated as Unit Number 49A of Lower Ridge View Circle, at Shawnee Valley, Monroe County, Pennsylvania as the lot designation appears on those certain final plat plans and final layout plans entitled 'Shawnee Valley, Stage 1A' recorded in the Office of the Recorder of Deeds, Monroe County, Pennsylvania in Plot Book 75 page 7.

As further described by attached legal prepared by Frank J. Smith Jr., Inc. and existing foundation location plan.

**TITLE TO SAID PREMISES IS VESTED IN** Linda Stanton, by Deed from Douglas A. Anderson, Jr. and Carrie L. Anderson, h/w, dated 03/03/2007, recorded 03/14/2007 in Book 2299, Page 2481.

TAX CODE: 09/96752/49A

TAX PIN: 09733201399911A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LINDA STANTON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2012 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN parcel or piece of ground situate in the Township of Tobyhanna, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Lot No. 926, Section F, Code 19/3D/1/107 as shown and designated on plan of Emerald Lakes on file in the Office of the Recorder of Deeds in and for the County Monroe at Stroudsburg, PA, in Plot Book Volume 24, at Page 47.

**TITLE TO SAID PREMISES IS VESTED IN** Marcus S. Crosbie and Taisha T. Crosbie, by Deed from Taisha T. Rouse, nbm, Taisha T. Crosbie, dated 09/28/2005, recorded 10/12/2005 in Book 2243, Page 4814.

TAX CODE: 19/3D/1/107

TAX PIN: 19634401169807  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**TAISHA ROUSE A/K/A**  
**TAISHA T. CROSBIE A/K/A**  
**TAISHA T. ROUSE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2542 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 396, Section E, 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 18, Page 109.

**BEING THE SAME PREMISES WHICH** Lasalle National Bank, as Trustee, et al, by Deed dated 2/18/03 and recorded 4/3/03 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2149, Page 3477 granted and conveyed unto Jaroslaw Rogowski and Beata Rogowski, husband and wife.

Improvements: Residential property  
 Pin #03635811750511

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**BEATA ROGOWSKI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification

from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JILL MANUEL-COUGHLIN,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 615 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 , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the **township of Stroud** , county of Monroe, Pennsylvania, being lot no. 80, 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 volume 31, page 69.

BEING known and numbered as 80 Willowick Terrace, Borough of East Stroudsburg, PA 18301.

BEING the same property conveyed to Jose R. Rivera who acquired title by virtue of a deed from Cecelia R. Devitto, widow, dated December 16, 2009, recorded January 5, 2010, at Deed Book 2365, page 65, Monroe County, Pennsylvania records.

TAX CODE: 17/15A/1/38  
 PIN NO: 17639201282788

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOSE R. RIVERA**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
 MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6430 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Paradise , County of Monroe, Commonwealth of Pennsylvania, known as Lot 10 on map entitled "Final Subdivision Plan, Wyndham Hills, Section One", dated January 11, 1985 and recorded in Monroe County Plot Book Vol. 57, at page 199.

BEING the same premises which Scott Coombe and Cynthia Coombe, husband and wife by Deed dated December 6, 2001, and recorded on December 7, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Record Book Volume 2110, page 3605, granted and conveyed unto Gary V. Merhige.

TAX PARCEL NO.: 11/5B/2/10

PIN NO.: 11-6376-04-70-2760

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GARY V. MERHIGE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JAMES VINCENT FARERI,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3783 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel of piece of land situate in the Township of Price, County of Monroe, and Commonwealth of Pennsylvania, being Lot 32, Stony Run Estates, 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 26, Page 113.

Premises being: RR 3 Box 3172 a/k/a 162 Spring Run Drive, Cresco, PA 18326

TAX ID: 14/3D/1/57

PIN: 14730703014723

BEING the same premises which Michael Thompson and Kelly Stone, h/w, by Deed dated October 10, 1997 and recorded October 15, 1997 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2040 Page 9562, granted and conveyed unto Deborah Edwards.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DEBORAH EDWARDS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ANDREW J. MARLEY, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5984 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER

ER IS HIGHER BY CASHIERS CHECK OR CASH  
 ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 58, as shown on map entitled 'Plot of Subdivision Section Four, Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, April 1972, Scale 1 inch = 100 feet, Elliott and Associates, Engineers-Planners,' recorded in the aforesaid Recorder's Office, in Plot Book Volume 17, Page 59.

**TITLE TO SAID PREMISES IS VESTED IN** Adam Cohen and Mahogany Cohen, hg/w, by Deed from Anthony J. Falco and Elizabeth Falco, h/w, dated 07/26/2007, recorded 07/27/2007 in Book 2312, Page 469.

TAX CODE: 09/4C/4/57  
 TAX PIN: 09734403438437

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MAHAGANY COHEN  
 ADAM COHEN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ADAM H. DAVIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1545 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, JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 5918, Section P, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss," on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 15, at Page 61.

BEING known and numbered as 5918 Mohawk Trail, Tobyhanna, PA 18466

BEING the same property conveyed to Olymphina Boston, single who acquired title by virtue of a deed from Coastal Environmental, Inc., dated May 10, 2002, recorded May 14, 2002, at Deed Book 2121, Page 9042, Monroe County, Pennsylvania records.

TAX CODE: 03/71/1/139  
 PIN NO: 03635704608113

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**OLYMPIA BOSTON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

**KIMBERLY A. BONNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7156 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5611, Section C3B according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 17, Page 111, bounded and described as follows, to wit:

**UNDER AND SUBJECT** to restrictions, covenants, filed in Record Book Volume No. 145, at page 1441.

**TITLE TO SAID PREMISES IS VESTED IN** Matthew J. Smith, by Deed from Gregory Scherger and Tracy Scherger, h/w, dated 12/22/2004, recorded 12/23/2004 in Book 2211, Page 6006.

TAX CODE: 19/3i/2/55  
 TAX PIN: 19634402655770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MATTHEW J. 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."



f's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6844 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1296, Section LL-4, as is more particularly set forth on Map of Indian Mountain Lakes on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 64, Page 207.

Title to said premises is vested in Edward Pierce by deed from Household Finance Consumer Discount Company dated August 18, 2006 and recorded August 29, 2006 in Deed Book 2279, Page 525.

Parcel No. 2/88887

Pin No. 2632001485124

Being Known As: 108 Reynolds Road, f/k/a 1296 Reynolds Road, Albrightsville, Township of Chestnuthill, Monroe County, PA 18210

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**EDWARD PIERCE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 T. LAMANNA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9375 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 113, Section No. E as shown on map of A Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, pages 101, 107 & 109.

**UNDER AND SUBJECT** to covenants, conditions and restrictions of record.

**TITLE TO SAID PREMISES VESTED** IN Gary A. Pickett and Joyce A. Pickett, his wife, by Deed from David S. Wengder, dated 11/24/2008, recorded 11/25/2008 in Book 2345, Page 5426.

TAX CODE: 3/9A/1/284

TAX PIN: 03635815644063

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOYCE A. PICKETT**

**GARY A. PICKETT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4033 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, being Lot 7, Grandview Terrace East, as set forth on the Preliminary/Final Major Subdivision plan for Grandview Terrace East, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, Pages 41 and 42.

**TITLE TO SAID PREMISES IS VESTED IN** Claude C. Mollenthiel and Tamayo Mollenthiel, h/w, by Deed from LTS Development, LLC, s/b/m LTS Development, Inc., dated 09/13/2007, recorded 09/25/2007 in Book 2317, page 292.

TAX CODE: 05/97950

TAX PIN: 05731217002589

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CLAUDE MOLLENTHIEL**

**TAMAYO MOLLENTHIEL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**PAUL CRESSMAN, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6143 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, JUNE 30, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Township of Paradise**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 28 on a map entitled "Final Subdivision - Wyndham Hills, Section II dated April 8, 1986 and recorded in Monroe County Plot Book Volume No. 58, Page 63.

**BEING THE SAME PREMISES** which Barbara Bee-croft, single and Donald Decker, single, by deed dated 1/20/04 and recorded 1/29/04 in Book 2180 Page 6732 conveyed to Zdzislaw Mamczur and Monika Sopanska, as joint tenants with right of survivorship and not as tenants in common.

Pin #: 11637604716253

Tax Code #: 11/5B/2/28

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ZDZISLAW MAMCZUR**

**MONIKA SOPANSKA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

**VICTORIA W. CHEN, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 852 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, JUNE 30, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 62, Section H, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 21, 23 and 25.

**UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record.

**TITLE TO SAID PREMISES VESTED IN** Bryan Johnson, by Deed from Shaeeb Khan and Bibi N. Khan, husband and wife, dated 10/06/2005, recorded 10/19/2005, in Deed Book 2244, page 5427.

TAX CODE: 03/8E/1/363

TAX PIN: 036358051079637

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BRYAN JOHN SON A/K/A**

**BRYAN JAY 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  
ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6218 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lots, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 5738, Section R of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 114, Page 113.

**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** Velma V. James, by Deed from Ralph R. Pepe and Gaylene T. Pepe, his wife, dated 11/14/1995, recorded 11/15/1995, in Book 2020, Page 765.

**TAX CODE** 3/71/3/31  
**TAX PIN:** 03635704811348

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**VELMA V. JAMES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10202 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, JUNE 30, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** in lots, parcels or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth, being lots 95 and 96, Section E, 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 18 page 101, 107 and 109.

BEING known and numbered as 5221 Sundew Terrace, Tobyhanna, PA 18466.

BEING the same property conveyed to Jolinda Hockaday who acquired title by virtue of a deed from Uming Lum-Chan, dated July 9, 2007, recorded August 13, 2007, at Deed Book 2313, Page 5023, Monroe County, Pennsylvania records.

**TAX CODE:** 3/9A/1/312

**PIN NO:** 03-6358-15-64-8550

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOLINDA HOCKADAY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 126 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in Coolbaugh Township, Monroe County, Pennsylvania being known as Lot #5553, Section S of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book page. BEING known and numbered as 5553 Seminole Trail, Tobyhanna, PA 18466

BEING the same property conveyed to Chester Ernest and Jamie Ernest who acquired title by virtue of a deed from Thomas J. Abramowski, Jr. and Lori P. Abramowski, dated April 21, 2006, recorded April 27, 2006, at Deed Book 2265, Page 6352, Monroe County, Pennsylvania records.

TAX CODE: 3/71/2/86  
PIN NO: 03635704615298

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHESTER ERNEST  
JAMIE ERNEST**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL E. CARLETON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2827 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5516, Section S of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book Volume 14, Page 115.  
Title to said Premises vested in Kelton Brathwaite by Deed from Michelle V. Thomas now by marriage Michelle V. Scott dated 07/22/2005 and recorded 11/17/2005 in the Monroe County Recorder of Deeds in Book 2248, Page 3219.  
Being known as 5516 Iroquois Street a/k/a 5111 Iroquois Street, Tobyhanna, PA 18466  
Tax Parcel Number: 03/71/2/71  
Tax Pin Number: 03635704624178

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**KELTON BRATHWAITE A/K/A  
KELTON H. BRATHWAITE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5212 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT PARCEL of land in Township of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, being known and designated as Lot 600, Section C-III-C, Emerald Lakes, filed in Plat Book 20, Page 49, recorded 08/01/1973.

Being the same property as described in Deed Book 2068, page 1106 dated 08/10/1999 and recorded 08/23/1999, Monroe County Records, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Edwin R. Wiese and Fortunata G. Wiese, husband and wife, by deed dated 08/10/1999 and recorded 08/23/1999 in Book 2068 Page 1106 conveyed to Norma D. Gayle  
Pin #: 19634401480571

Tax Code #: 19/31/2/222

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**NORMA D. GAYLE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 41 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT PARCEL of land in Township of Coolbaugh, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2231, Page 1745, ID# 3-14F-2-135.

See attached deed copy for full legal description.

Tax ID# 03/14F/2/135

Pin# 03634604823519

BEING THE SAME PREMISES which Lester Worthington and Dorothy Worthington, husband and wife, by Deed dated 6/20/2005 and recorded 7/5/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2231 and page 1745, granted and conveyed unto Rodney Carruthers and Miriam Carruthers, husband and wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**RODNEY CARRUTHERS**

**MIRIAM CARRUTHERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3276 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 1501, Section 3 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 16, Page 117.

**TITLE TO SAID PREMISES VESTED IN** Anthony L. Ayala, Individually, by Deed from Anthony L. Ayala and Mabel Batista, his wife, dated 07/08/2013, recorded 07/16/2013, in Book 2423, Page 6539.

TAX CODE: 03/4C/1/64

TAX PIN: 03636601088674

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY AYALA A/K/A**

**ANTHONY L. AYALA**

**MABEL BATISTA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2684 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the township of

**Coolbaugh**, county of Monroe and state of Pennsylvania, marked and designated as lot no. 5330, section V, as shown on 'plotting of Pocono Farms-East, Coolbaugh township, Monroe county, Pennsylvania, made by Achterman Associates' and recorded in Monroe county, Pennsylvania, in plot book no. 17, page 23.

**TITLE TO SAID PREMISES IS VESTED IN** John Sommers and Mary Sommers, h/w, by Deed from John Sommers, dated 03/16/2011, recorded 03/18/2011 in Book 2384, Page 3898.

**TAX CODE:** 03/4D/1/142

**TAX PIN:** 06336601295034

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOHN SOMMERS  
MARY SOMMERS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JONATHAN LOBB, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3703 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot being No. Eighteen (18), Unit 2 on Map of Section 14, Lake Naomi, Pocono Pines, Tobyhanna Township , Monroe County, Pennsylvania, and recorded in Plot Book No. 10, Page 195, in the Monroe County Recorder's Office.

**TITLE TO SAID PREMISES IS VESTED IN** Ross A. Ruschman, by Deed from Howard F. Foulke and Maryellen Foulke, h/w, Trustees under Trust Agreement dated March 30, 1994, dated 05/31/2011, recorded 07/06/2011 in Book 2388, Page 6814.

**TAX CODE:** 19/10A/1/37

**TAX PIN:** 19632504627593

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROSS RUSCHMAN  
A/K/A ROSS A. RUSCHMAN  
A/K/A ROSS ALAN RUSCHMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

cordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7259 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in **Coolbaugh Township** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 574, Section G, a Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 11, 17, 19.

**BEING THE SAME PREMISES** which Mitra W. Rampersad, by deed dated 6/18/01 and recorded 6/25/01 in Book 2098 Page 9737 conveyed to Mitra W. Rampersad and Shadee S. Rampersad, husband and wife. Pin #: 03635809155190

**Tax Code #:** 03/8D/1/113

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHADEE S. RAMPERSAD  
MITRA W. RAMPERSAD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

Thursday, JUNE 30, 2016

AT 10:00 A.M.

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4893 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece, of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 8, 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 Vol. 32, page(s) 105, 109.

TITLE TO SAID PREMISES VESTED IN Luis E. Ramos, by Deed from Sean J. Muscarella, dated 07/18/2005, recorded 08/02/2005 in Deed Book 2234, Page 5991.

TAX CODE: 17/15D/1/9

TAX PIN: 17639201166595

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LUIS E. RAMOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3138 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1802, Section H, Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey J. Klechinski and Suann K. Klechinski, h/w, by Deed from Meadow Creek, Inc., dated 09/15/2003, recorded 09/30/2003 in Book 2169, Page 759.

TAX CODE: 03/7F/1/123

TAX PIN: 03634704946990

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SUANN K. KLECHNSKI**

**JEFFREY J. KLECHINSKI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2042 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JUNE 30, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5, Block 1, Lesoine Heights, 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 203.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Kelly and Jessica R. Kelly, h/w, by Deed from Andrew D. Morris, an unmarried man, dated 09/08/2008, recorded 09/17/2008 in Book 2342, Page 1112.

TAX CODE: 14/117603

TAX PIN: 14730301397678

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
KEVIN J. KELLY  
JESSICA R. KELLY**

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**ADAM H. DAVIS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6290 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on  
**Thursday, JUNE 30, 2016**  
**AT 10:00 A.M.**

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JONATHAN LOBB, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania being Lot No. 2091, Section 27, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 47, page 19.**  
**TITLE TO SAID PREMISES VESTED IN Christopher Depompo, single, by Deed from John J. O'Neill and Beatriz O'Neill, his wife, dated 04/23/2012, recorded 04/30/2012 in Book 2401, Page 6642.**  
**TAX CODE: 9/5A/1/13**  
**TAX PIN: 09734501078822**

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4450 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, JUNE 30, 2016**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 3301, Section VII, as shown on 'Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 17, Page 123.**  
**TITLE TO SAID PREMISES VESTED IN Wendy D. Duncan, by Deed from Grace C. O'Donnell, single, dated 04/28/2000, recorded 05/16/2000 in Book 2078, Page 7229.**  
**TAX CODE: 03/4B/2/138**  
**TAX PIN: 03-6367-03-21-8409**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHRISTOPHER DEPOMPO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JONATHAN LOBB, ESQUIRE**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WENDY D. DUNCAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-



**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8532 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 , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 7, Nottingham Manor, 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 75, page 10.

**BEING THE SAME PREMISES** which Ivan Gutierrez and Eulalia Gutierrez, husband and wife, by Deed dated August 30, 2007 and recorded on September 6, 2007 in Monroe County Book 2315 Page 5458, granted and conveyed unto Kirk M. Dennis, single man.

TAX ID. 12/96701  
PIN: 12638200031767

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**KIRK M. DENNIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6111 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** tract or parcel of land located in

Smithfield Township , Monroe County, Pennsylvania and known as Estate Lot Site Number 731 as shown on the Final Plan Phase 11, Blue Mountain Lake Development, filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book 73 at pages 228 and 229.

**TITLE TO SAID PREMISES IS VESTED IN** Michael H. Teixeira, by Deed from Mountain Lake Reserve, L.P., dated 11/125/2004, recorded 11/16/2004 in Book 2207, Page 8464.

TAX CODE: 16/96233  
TAX PIN: 16730304615131

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MICHAEL H. TEXEIRA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8105 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Stroud** County of Monroe, and Commonwealth of Pennsylvania, being Lot 224, Section F, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Pages 101 and 105.

**BEING THE SAME PREMISES** which Brad M. Cheesman, married, by deed dated 4/23/2002 and recorded 4/26/2002 in Book 2120 Page 5431 conveyed to Brendan O'Connor.

Pin #: 17639203131265  
Tax Code #: 17/15F/1/224

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BRENDAN O'CONNOR**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)

must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**MICHAEL MCKEEVER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6068 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THE FOLLOWING** lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania marked and designated as Lot No. 81, Section A, as shown on Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania in Plot Book No. 10, Page 11.

**TITLE TO SAID PREMISES IS VESTED IN** Tanya Merwarth, by Deed from Peter B. Barkley, dated 06/04/2010, recorded 06/23/2010 in Book 2372, Page 3796.

TAX CODE: 03/7A/1/28  
 TAX PIN: 03635702757645

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TANYA MERWARTH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
**PAUL CRESSMAN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1914 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH** ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in **Coolbaugh Township** , Monroe County, Pennsylvania, being Lot No. 372, Section No. J, map of A Pocono Country Place, Monroe Recorder's Office, Plot Book No. 22, pages 11, 13, 15 and 17, and having thereon erected a dwelling house known as: 372J Birch Lane Pocono Country Place Tobyhanna, PA 18466.

Tax Code #3/9/C/1/234  
 Pin No. 03-6359-18-41-0853  
 Record Book 2346, Page 7349

To be sold as the property of Taheerah S. Mack on Judgment No. No. 2015-01914.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TAHEERAH S. MACK**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**LEON P. HALLER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 3, 10, 17

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4496 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 284, Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, page 21, 23 and 25.

TITLE TO SAID PREMISES IS VESTED IN Dennis W. Cassidy, Sr., an unmarried man, by Deed from Adam A. Pesci and Elvira G. Pesci, h/w, dated 01/15/2004, recorded 01/21/2004 in Book 2179, page 9557.

TAX CODE: 03/8e/1/87  
TAX PIN: 03634812959373

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DENNIS W. CASSIDY, SR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4279 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania: Being Known As 5310 Buckingham Circle n/k/a 348 Coach Rd, Tobyhanna, PA 18466  
Parcel Number: 03/4D/1/122  
Pin Number: 03636601299892

Improvements: Residential property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JULIETTE OWNES A/K/A  
JULIETTE OWENS  
SHERLON LANCE OWENS  
A/K/A SHERLON OWENS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MORRIS A. SCOTT, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8222 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , JUNE 30, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or land situate in Township of Barrett , Monroe County, Pennsylvania: Being Known As Lot 19-C Oakland Park, Township of Barrett, PA n/k/a 7419 W Dogwood Lane, Cresco, PA 18326

Parcel Number: 01/15/1/93-15  
Pin Number: 01638701461534

Improvements: Residential property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL CAREY  
LINDA CAREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4454 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in the Township of Chestnuthill , Monroe County, Pennsylvania: Being Known As 45 Bunny Blvd also known as 153 Raccoon Run, Effort, PA 18330  
Parcel Number: 02/14C/2/45  
Pin Number: 02633004927499**

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ARACELI VICTORIA  
JOSE VICTORIA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JOHN ERIC KISHBAUGH, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5622 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 , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Polk , Monroe County, Pennsylvania: Being Known As Lot 281 Squirrelwood Court a/k/a 281 Squirrelwood Court, Effort, PA 18330  
Parcel Number: 13/9A/1/281  
Pin Number: 13632003236416**  
Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOHN J. STANLEY  
MICHELE N. STANLEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MORRIS SCOTT, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12150 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 , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tobyhanna , Monroe County, Pennsylvania: Being Known As 13 Beechwood Drive, Blakeslee, PA 18610  
Parcel Number: 19/19A/1/22  
Pin Number: 19539402660780**  
Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WILLIAM L. CURTIS, JR.  
LAURA CLARK-CURTIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
DAVID NEEREN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7784 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 , JUNE 30, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:**  
Being Known As 23 Westwood Drive n/k/a 9241 Westwood Drive, Tobyhanna, PA 18466

Parcel Number: 03/9B/1/85  
Pin Number: 03635919517536

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BERNARDO CRESPO  
LUZ CRESPO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 3, 10, 17

**PUBLIC NOTICE  
TRUST NOTICE**

Take Notice of the existence of the LEO G. COLABAUGH AND ETHEL E. COLABAUGH TRUST . All persons having claims against the Trust are to make known the same to the undersigned in writing, and all persons indebted to the Trust are to make payment to the undersigned, without delay, by mailing the same to the Trust, in care of counsel for the Trust at the address shown below.

Wayne Colabaugh, Successor Trustee of the LEO G. COLABAUGH and ETHEL E. COLABAUGH TRUST  
c/o

Thomas F. Dirvonas, Esquire  
11 North Eighth Street  
Stroudsburg, PA 18360

PR - May 20, May 27, June 3