

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 3825 CV 2015**

The Provident Bank

v.

Patricia Reina, Real Owner

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

TO: Patricia Reina, Real Owner

Your house (real estate) at 205-C Walnut Grove Road, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on July 28, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$35,762.90 obtained by The Provident Bank against the above premises.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to The Provident Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money.

The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

YOU SHOULD TAKE THIS 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Find a Lawyer Program
913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - July 8

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 6416-CV-2014**

U.S Bank National Association, as Trustee for NRZ Pass-Through Trust V

v.

Ryan J. Setzer and John E. Setzer

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

TO: Ryan J. Setzer

Your house (real estate) at 317 Remington Road, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on August 25, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$193,292.89 obtained by U.S Bank National Association, as Trustee for NRZ Pass-Through Trust V against the above premises.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to U.S Bank National Association, as Trustee for NRZ Pass-Through Trust V the back payments, late charges, costs, and reasonable attorney's fees due.

To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - July 8

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
No.: 1937cv15**

MILSTEAD & ASSOCIATES, LLC

By: Robert W. Williams, Esquire

Attorney ID#203145

1 E. Stow Rd.

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

File No. 209441

HSBC Bank USA, National Association as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-18 Plaintiff

Vs.

Thomas K. Lytle aka Thomas Lytle, Original Mortgagor and Real Owner aka Thomas Lytle, Original Mortgagor and Real Owner and Kimberly Denise Jones Original Mortgagor

Defendants

TO: Kimberly Denise Jones

TYPE OF ACTION :

CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE : 282 Bangor Mountain Rd., Stroudsburg, PA 18360

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 BE-

LOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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Find a Lawyer Program

Monroe County Bar Association

913 Main St.

Stroudsburg, PA 18360

570-424-7288

PR - July 8

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
NO. 2016-01633**

MARTHA E. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esquire

/ No. 52634

Heather Riloff, Esquire

/ No. 309906

Jeniece D. Davis, Esquire

/No. 208967

649 South Avenue, Suite 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE

ASSOCIATION ("FANNIE MAE")

3900 Wisconsin Avenue, NW

Washington DC 20016-2892

Plaintiff

vs.

CLAIR R. KEPHART and DAWN KEPHART

375 Mazanedo Lake Road

East Stroudsburg, PA 18302

Defendants

**CIVIL ACTION -
MORTGAGE FORECLOSURE
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 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

ADVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademass, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus

propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO

Monroe County Bar Association
Find a Lawyer Program
913 Main Street, P.O. Box 786
Stroudsburg, PA 18360
Tel: (570) 424-7288
fax: (570) 424-8234

PR - July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **AGNES D. SHAMP**, late of 605 Wizac Avenue, Stroudsburg, Monroe County, Pennsylvania 18360, deceased

Letters of Administration, C.T.A. in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Timothy Shamp, Administrator, C.T.A.
1426 Suedberg Road
Pine Grove, PA 17963

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

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DAWN PORT**, late of Chestnuthill Township, Monroe County, Pennsylvania.

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

Administrator:
Ronald Port
175 Fisher Avenue
Staten Island, NY 10307

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

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Dolores E. Gray**, 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 his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Dennis H. Gray, Executor
c/o

Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices, LLC
PO Box 396
Gouldsboro, PA 18424

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Elizabeth W. Rosso**, late of Stroudsburg Boro, 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 his/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.

Executor: Michael Joseph Rosso
548 Hemlock Road
Tamaqua, PA 18252

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Elizabeth Yacavino**, late of Eldred 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 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.

Suzanne Ackley
P.O. Box 521
Effort, PA 18330

PR - July 8, July 15, July 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **FAY E. LEHR**, a/k/a **FAY LEHR**, a/k/a **FAY M. LEHR**, of Delaware Water Gap Borough, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named Estate having been granted to the undersigned, filed at No. 4516-0288, all persons indebted to the estate are directed to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her Attorney within four (4) months from the date hereof and to file with the Clerk of Courts of Common Pleas of the Forty-Third Judicial District, Orphan's Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address

within the county where notice may be given to Claimant.

Dona Solliday, Executrix
4650 Charles Street
Easton, PA 18045

Robert M. Maskrey Jr., Esquire
27 North Sixth Street
Stroudsburg, PA 18360
Attorney for Estate

2461 Meadow Lake Rd.
Sciota, PA 18354

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

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Gail R. Schlecht , Late of Chestnuthill Township, Monroe County, Pennsylvania
LETTERS TESTAMENTARY in the above-named Estate having been granted to the undersigned, all 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 in writing four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, Forty-Third Judicial District, Monroe County, Pennsylvania, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.
Cindy Parks
641 Shane Drive
Effort, PA 18330

David W. Skutnik, Esquire
46 North Sixth Street
Stroudsburg, PA 18360
570-476-6830

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gloria A. Krauss , late of the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, Deceased.

NOTICE IS HERBY GIVEN that Letters of Testamentary in the above-named Estate have been granted to the undersigned. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present the same without delay to:

Sharon L. Stroble
517 East Fifth Street
Northampton, PA 18067
Co-Executrix of the Estate

or
Pamela J. Meyers
1099 Mill Road
Pen Argyl, PA 18072
Co-Executrix of the Estate

Ronold J. Karasek, Esquire
Karasek Law Offices, LLC
641 Market Street
Bangor, PA 18013
Attorney for the Estate

PR - July 8, July 15, July 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JACK A. LIPPINCOTT , late of Sciota, Monroe County, Pennsylvania, deceased.

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

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JACQUELINE KOEFLER, a/k/a JACQUELINE KURTZE , late of the Township of Middle Smithfield, 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.

Leslie Anne Dorber, Executrix
26 Elliott Street
Morristown, NJ 07960
OR TO:

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

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

PR - July 8, July 15, July 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Joseph V. Yakowicz, Jr., late of Coolbaugh Township, Monroe County, Pennsylvania.

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

Executor:
John J. Yakowicz
422 Wingwood Avenue
Condo #201
Pompton Lake, NJ 07442

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

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of MARIAN C. DENNIS a/k/a MARIAN J. DENNIS, late of Whitestone Corners, Stroudsburg, Monroe County, Pennsylvania 18360, deceased

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

9 Lengendary Road
East Lyme, CT 06333

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

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

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

Kelly B. Hunter, Administratrix
c/o

Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices, LLC
P.O. Box 396
Gouldsboro, PA 18424

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **RETA M. HEARD**, a/k/a **RETA MAE HEARD**, a/k/a **RETA MAE WEAVER HEARD**, late of the Township of Hamilton, 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.

Dorothy Mae Fabel, Executrix
3371 Middle Easton-Belmont Pike
Stroudsburg, PA 18360

OR TO:

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

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

PR - July 8, July 15, July 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Thomas J. Hughes**, Deceased
Letters of Administration on the Estate of **Thomas J. Hughes**, a/k/a **Thomas Hughes**, late of Price Township, Monroe County, Pennsylvania who died on May 21, 2016, having been granted to **Pauline S. Hughes**, all persons indebted to the Estate are requested to make payment without delay, and those having claims against the Estate are requested to make the same known to:

Pauline S. Hughes, Administrator

c/o **John L. Dewitsky Jr., Esq.**
41 N. Seventh St.
Stroudsburg, PA 18360
570-424-0300

PR - July 1, July 8, July 15

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS OF TESTAMENTARY on the ESTATE OF **JOHN T. BAABE JR.**, deceased, have been granted to Deborah Burns.

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 her 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.

Deborah Burns
2790 Pocono Circle
Bartonsville, PA 18321

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

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to **Wanda A. Martin**, Executrix of the Estate of **Arlington W. Martin**, deceased, who died on April 14, 2016.

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

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

Wanda A. Martin, Executrix

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

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the following estate. All persons indebted to the said estate are required to make payments and those having claims or demands are to present the same without delay to the Executors named below.

ESTATE OF **KATHRYN S. REINHARDT**, late of Monroe County, Pennsylvania (died April 15, 2016).

Gary Reinhardt, Executor

Michael Cherewka, Attorney
634 North Front Street
Wormleysburg, PA 17043

PR - June 24, July 1, July 8

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **MARY D. SMITH**, date of death: November 23, 2015, late of Coolbaugh Township, Monroe County, Pennsylvania, have been granted to the undersigned.

All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

DARLENE NELSEN, EXECUTRIX
c/o

BRENDA D. COLBERT, ESQUIRE
COLBERT & GREBAS, PC
210 Montage Mountain Road
Suite A
Moosic, PA 18507

PR - July 8, July 15, July 22

PUBLIC NOTICE
In The Court of Common Pleas
Monroe County
Civil Action - Law
No. 2436CV2016
Notice of Action in
Mortgage Foreclosure

JPMorgan Chase Bank, National Association, Plaintiff vs. Jose G. Castillo & Nube R. Vazquez, Mortgagors and Real Owners, Defendants

To: **Jose G. Castillo**, Mortgagor and Real Owner, Defendant, whose last known address is 146 Maple Avenue, East Stroudsburg, PA 18301. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, JPMorgan Chase Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 2436CV2016, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 146 Maple Avenue, East Stroudsburg, PA 18301, whereupon your property will be sold by the Sheriff of Monroe County. **Notice:** You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you.

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

PR - July 8

PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 4043 CV 2015

Stephen D. Berry III and Cheryl A. Berry, husband and wife Plaintiffs

vs. Joseph J. Silkowski Sr. Land Liquidator 1, LLC Ali Aljohani Gavin Buckley 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Monroe County Bar Association
Find a Lawyer Program
913 Main St., P.O. Box 786
Stroudsburg, PA 18360
570-424-7288
Fax: 570-424-8234

PR - July 8

PUBLIC NOTICE
In The Court of Common Pleas
of Monroe County,
Pennsylvania
Civil Action-Law
9900 CV 2014

Notice of Action in
Mortgage Foreclosure

JPMorgan Chase Bank, National Association, Plaintiff vs. Nancy Timpone, Defendant

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Nancy Timpone, Defendant, whose last known address is 8288 Natures Drive f/k/a 149 Natures Way, Tobyhanna, PA 18466.

Your house (real estate) at: 8288 Natures Drive f/k/a 149 Natures Way, Tobyhanna, PA 18466, 03/8E/1/159 Pin: 03635809173098, is scheduled to be sold at Sheriff's Sale on September 29, 2016, at 10:00AM, at Monroe County Courthouse, at the Steps of the Monroe County Courthouse, 7th & Monroe Streets, Courthouse Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$81,138.10, obtained by JPMorgan Chase Bank, National Association (the mortgagee) against you. - **NOTICE OF OWNER'S RIGHTS**

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.517.3309. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why

the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Monroe County Bar Assn./ Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570.424.7288. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Regina Holloway, Sarah K. McCaffery, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff

SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

PR - July 8

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 5744 CV 2012
NOTICE OF ACTION IN**

MORTGAGE FORECLOSURE

Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America, Plaintiff vs. Barry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Debra Ann Wilkinson, Known Heir of James R. Musselman and Nina M. Musselman, Jane Musselman, Known Heir of Garry J. Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Nina M. Musselman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Garry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under James R. Musselman, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Nina M. Musselman and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Garry James Musselman, Sr., Known Heir of James R. Musselman and Nina M. Musselman, Defendant(s), whose last known addresses are 1450 Elm Street, Easton, PA 18042; 360 Whitestone Cor., Stroudsburg, PA 18360 and 321 Lizzie Lane a/k/a RR3 Box 3304, Cresco, PA 18326.

**SECOND AMENDED
COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America, has filed a Second Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to NO. 5744 CV 2012, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 321 Lizzie Lane a/k/a RR3 Box 3304, Cresco, PA 18326, whereupon your property

would be sold by the Sheriff of Monroe County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Find a Lawyer Program, Monroe County Bar Assn., 913 Main St., Stroudsburg, PA 18360, 570-424-7288 . Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856.669.5400.

P - July 1; R - July 8

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on June 20, 2016, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Jaylen James Pawlicki to Jaylen James Kratz .

The Court has fixed the day of August 3, 2016, at 3:15 p.m. in Courtroom No. 6, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - July 8

**PUBLIC NOTICE
NAME CHANGE**

NOTICE that the Petition of ROSA MARIA GUZMAN and JUAN M. HICIANO was filed in Monroe County Court of Common Pleas requesting an Order to Change the Name of Minor JACOB VELOZ to JACOB HICIANO-GUZMAN .

The Court has fixed the 3rd day of August, 2016 at 3:15 p.m., in Courtroom No. 6, in Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

Lorrie Whitfield, Esquire
Law Offices of Lorrie Whitfield, P.C.
P.O. Box 100
Effort, PA 18330
570-629-1268

PR - July 8

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on 4/9/16 for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is

Red Rock Rescue, Inc.

PR - July 8

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4759 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, JULY 28, 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 SCHEDULE OF ASSETS TO BE SOLD

Real Estate

ALL THOSE FOUR parcels or tracts of land in the borough of Mount Pocono, County of Monroe, Commonwealth of Pennsylvania, as described in Record Book 2020, Page 9631, et seq., and now more particularly described as follows:

Two separate adjoining parcels each having two tracts:

Parcel 1: Having Tax Code 10/8/5/9, PIN #10-6355-12-96-5024; and

Parcel 2: Having Tax Code 10/8/5/5-3, PIN #10-6355-12-96-3043.

PARCEL I - TRACT A

BEGINNING at a mark on the westerly edge of the concrete sidewalk on the westerly side of Fork Street (formerly known as Belmont Avenue), and being the Point of Beginning of Parcel II - Tract A hereinafter described, said point formerly described as a corner on the depot lot of the "Delaware, Lackawanna and Western Railroad Company;" thence,

1. Along said Parcel II, Tract A (bearings from magnetic meridian of 1937) North sixty-nine (69) degrees three (03) minutes West, one hundred sixty-six and nine (9) tenths (166.9) feet to a point; thence,

2. Continuing along the same North thirty (30) degrees fifteen (15) minutes East, seventy-four and five (5) hundredths (74.05) feet to a point; thence,

3. By lands formerly of Steward Brodt, the original Grantor of Parcel I - Tract A, whose lands this tract was a portion of, passing through the middle of a partition wall of the barn originally on said lands of Brodt, South fifty-three (53) degrees fifty-seven (57) minutes East, sixty-three and one tenth (63.1) feet to a point; thence,

4. Continuing along the same South eighty-three (83) degrees East, twenty-five and fifteen hundredths (25.15) feet to a point; thence,

5. Continuing along the same South fifty-eight (58) degrees thirty-six (36) minutes East, eighty-two (82) feet to a mark on the westerly edge of the concrete sidewalk on the westerly side of the aforementioned Fork Street; thence,

6. Along said westerly side of Fork Street and along said westerly edge of the concrete sidewalk South thirty-three (33) degrees fifty-seven (57) minutes West, forty-nine and twenty-five hundredths (49.25) feet to a POINT AND PLACE OF BEGINNING.

Approximately two (2) feet of the land hereby conveyed is within the line of an alley extending from the concrete wall between the building on the premises hereby conveyed and the building on the adjoining property formerly owned by Peter Uciferi, et ux. This alley shall remain open and unobstructed for the use of the Parties hereto, their heirs and assigns.

THERE IS EXCEPTED AND RESERVED our of and from the premises hereby granted the right and privilege to Peter Uciferi, et ux, their heirs and assigns, of ingress, egress and regress, both on foot and with vehicles, over and upon the land in the rear of the buildings on the premises hereby conveyed, from

said alley to formerly land of Delaware, Lackawanna and Western Railroad Company, Parcel II - Tract A, herein described on the south side of the premises hereby conveyed.

PARCEL I - TRACT B

BEGINNING at a point, said point being a corner of land formerly Michele DiGiacono and land formerly Peter Uciferi, said point being the terminus of the fourth course in Parcel I, Tract A as described herein; thence,

1. Along lands formerly Peter Uciferi - Parcel I Tract A North eight-three (83) degrees West twenty-five and fifteen hundredths (25.15) feet to a point; thence,

2. Along the same North fifty-three (53) degrees thirty-seven (37) minutes West sixty-three and one tenth (63.1) feet to a point, said point being in line of lands formerly D.L. & W Railroad Company, Parcel II - Tract A herein described; thence,

3. Along Parcel II - Tract A North thirty (30) degrees ten (10) minutes East, five and thirty-seven hundredths (5.37) feet to a point; thence,

4. Through lands formerly Michele DiGiacomo, the original Grantor herein, South fifty-eight (58) degrees thirty-six (36) minutes East, eighty-five and seventy-eight hundredths (85.78) feet to the POINT AND PLACE OF BEGINNING.

Parcel II having Tax Code No. 10/8/5/5-3, PIN #10-6355-12-96-3043.

PARCEL II - TRACT A

BEGINNING at a point on the westerly edge of the concrete sidewalk of the westerly side of Fork Street (formerly known as Belmont Avenue) said point being the Point of Beginning of Parcel I - Tract A herein described; thence,

1. Along said Parcel I - Tract A North eighty-two (82) degrees twenty-five (25) minutes West one hundred seventy (170) feet more or less, to a point; thence,

2. Partly along said Parcel I - Tract A, lands now or formerly Richard V. & Debra Simeone, lands now or formerly Walter P. & Rose Irma Tetlak, lands now or formerly Jerome S. & Phyllis Rubin, North seventeen (17) degrees fifteen (15) minutes East, one hundred seventy-eight (178) feet more or less to a point; thence,

3. Along lands nor or formerly Old Village Trader, Inc., South eighty six degrees (86) fifty-four (54) minutes West, two hundred (200) feet more or less to a point; thence,

4. Continuing along the same South five (5) degrees zero (00) minutes West, one hundred thirty-five (135) feet more or less to a point; thence,

5. Continuing along the same along a curve to the left having a radius of nine hundred fifty five feet (955), an arc length of three hundred seventy (370) feet more or less to a point; thence,

6. Along lands now or formerly Monro & Virginia B. Triple South sixty-five (65) degrees twenty-one (21) minutes West, one hundred ninety seven and seven tenths (197.7) feet or more or less to a point; thence,

7. Continuing along the same North thirty (30) degrees forty-three (43) minutes West, twelve (12) feet more or less to a point; thence,

8. Along lands now or formerly Mark J. Oney, South seventy-one (71) degrees fifty-three (53) minutes West, one hundred ten (110) feet more or less to a point; thence,

9. Along lands now or formerly Citi Group Consumer Finance, Inc., South forty-eight (48) fifty-six (56) minutes East, five (5) feet more or less to a point; thence,

10. Continuing along the same South sixty-seven (67) degrees fifty-three (53) minutes West eighty and two tenths (80.2) feet more or less to a point; thence,

11. Along lands now or formerly Monta C. Strong, Jr., South fifty-seven (57) degrees thirty-two (32) minutes West, one hundred eight and five tenths (108.5) feet more or less to a point; thence,

12. Along lands now or formerly Monta C. Strong, Jr., and lands now or formerly Genevieve Battisto, South fifty-eight (58) degrees ten (10) minutes West, two

hundred-eight and one tenths (208.1) feet to a point; thence,

13. Continuing along lands now or formerly said Genevieve Battisto, South fifty-four (54) degrees fifteen (15) minutes West, ninety and eight tenths (90.8) feet more or less to a point referenced a being in the northerly boundary line of John Starbird Warrant and the southerly boundary line of the John Lee Warrant, thence,

14. Along lands now or formerly Stiff Oil Company and lands now or formerly John E. & Francis Messing, South fifty-six (56) degrees West, eight hundred-twenty (820) feet more or less to a point; thence,

15. Along lands now or formerly Monroe County Railroad Authority South thirty-four (34) degrees West, ten (10) feet more or less to a point; thence,

16. Continuing along the same and parallel ten (10) feet to Course 14 above described North fifty-six (56) degrees East, eight hundred twenty-five (825) feet more or less to a point in the aforementioned John Lee Warrant; thence,

17. Along lands now or formerly Mount Pocono Borough Sewer Authority North fifty-six (56) degrees East, two hundred forty-five and six tenths (245.6) feet or more or less to a point; thence,

18. continuing along the same along a curve to the right having a radius of one thousand two hundred fifty-six and sixty-eight hundredths (1256.68) feet, an arc length of three hundred thirty-seven (337) feet more or less to a point; thence,

19. Continuing along the same along a curve to the right having a radius of one thousand two hundred fifty-six and sixty-eight hundredths (1256.68) feet more or less, an arc length of eight hundred fifty-five (855) feet more or less to a point in the westerly line of aforesaid Fork Street, formerly known as Belmont Avenue, thence,

20. Along said westerly line of said Fork Street, North eighteen (18) degrees fifty-six (56) minutes East, eighty-nine and five hundredths (89.05) feet more or less to the POINT AND PLACE OF BEGINNING.

PARCEL II - TRACT B

ALL that certain parcel or tract of land situated in the Borough of Mount Pocono, County of Monroe, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at a point in the southerly line of the former Delaware, Lackawanna and Western Railroad Company right of way lands now and formerly of the Mount Pocono Municipal Sewer Authority, said point being southeasterly fifty (50) feet at a right angle to the original monumented baseline of said railroad right of way station 5867+75; thence,

1. Along lands now and formerly Henry Ahnert, et al South eighty-five (85) degrees fifty (50) minutes East (North-East in former descriptions), four hundred two and four tenths (402.4) feet to a point, said point being southerly one hundred eight (108) feet at a right angle or (rdial) to said original monumented baseline at station 5863+45; thence,

2. Along lands now or formerly MPPC, Inc., North eighty-five (85) degrees thirty (30) minutes East two hundred eight (208) feet to a point in the aforementioned southerly right of line of the former Delaware, Lackawanna, & Western Railroad Company right of way line, lands now or formerly Mount Pocono Municipal Sewer Authority; thence,

3. Along lands now or formerly Mount Pocono Municipal Sewer Authority along a curve to the left having a radius of one thousand one hundred fifty-six and six tenths (1,156.6) feet more or less, an arc length of six hundred seven and six tenths (607.6) feet more or less to the POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES Joseph Vonderhey, single, conveyed to Eider Prados by Deed dated February 15, 2005, and recorded on February 16, 2005, at Book 2216, Page 6192.

Personal Property

All personal property, equipment, fixtures, machinery, furnishings, supplies, decorations and other business

assets belonging to both Defendants associated with the operation of a restaurant at the subject property.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**COPA BAR & GRILL, LTD., AND
ELDER PRADOS A/K/A
EIDER PRADOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACK M. SEITZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3345 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, JULY 28, 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 interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. R 12, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which River Village Owners Association, by deed dated July 11, 2011 and recorded on July 12, 2011 in Record Book Volume 2388 at Page 9212 granted and conveyed unto Bertha L. Martin, Che Martin and Naquan Martin. Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102771336B3C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BERTHA L. MARTIN
CHE MARTIN
NAQUAN MARTIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6368 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 , JULY 28, 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
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 1 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 17A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor merger to Security Bank and Trust Company, Trustee, by deed dated June 7, 1994 and recorded on October 26, 1994 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1978, at page 0635, granted and conveyed unto Bruce J. Kelly and Carolyn Kelly.

Being part of Parcel No. 16/4/1/48017A and Pin No. 16732102878900B17A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 BRUCE J. KELLY
 CAROLYN KELLY**

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5008 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 , JULY 28, 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 interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. 3, of Phase IIIA River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Peder Haslestad and maryann Haslestad, by deed dated July 28, 2009 and recorded on September 10, 2009 in Record Book Volume 2359 at page 5768 granted and conveyed unto TMTS, Inc.

Being part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3665 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 , JULY 28, 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 interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. R23, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36 inclusive).

BEING THE SAME premises which Richard Moss and Sabine Moss, his wife, by deed dated May 2, 2011 and recorded on May 5, 2011 in Record Book Volume 2386 at Page 2293 granted and conveyed unto Real Time Vacations, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REAL TIME VACATIONS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7266 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 22 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-109 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33 Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Katherine M. Bartholomew, individually and as Executrix of the Estate of William J. Houston, by deed dated July 19, 1996 and recorded on December 24, 1996 in Record Book Volume 2032 at Page 1998 granted and conveyed unto Larry Martin and Michelle Martin.

Being part of Parcel No. 16/3/3/1-109 and Pin No. 16733101091730B109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LARRY MARTIN

MICHELLE MARTIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5494 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 , JULY 28, 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

AN UNDIVIDED one-fifty second (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the messuage (and veranda, if any), situate in Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 91 on a certain "Declaration Plan - Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy House Property Owners Association, by deed dated August 13, 2010 and recorded on August 16, 2010 in Record Book Volume 2368 at Page 5720 granted and conveyed unto Sandra Dejesus and her son, Peter Sarmiento-Dejesus.

Being part of Parcel No. 16/3/3/3-1-91 and Pin No. 16732102998517B91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SANDRA DEJESUS AND
PETER SARMIENTO-DEJESUS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3329 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 , JULY 28, 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 interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. R35, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which David Stuart and Tjira Churchill by deed dated November 21, 2011 and recorded on December 2, 2011 in Record Book Volume 2394 at Page 9396 granted and conveyed unto Olayinka DeBruce Banjo.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OLAYINKA DEBRUCE BANJO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3362 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 , JULY 28, 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 State of Pennsylvania, bounded and described as follows:

BEING SHOWN AND DESIGNATED as Lot No. 5, on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania dated July 17, 1972, and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1" = 100", recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 17, page 69. CONTAINING 50,701 square feet, more or less. BEING Lot No. 5 on the above mentioned plan.

Tax Code No. 9/6D/2/30

Pin No. 09-7334-02-78-8585

a/k/a 2131 Vista Circle, Winona Lakes, Middle Smithfield Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE ESTATE OF JESSE R. WANNER, BY AND THROUGH HIS PERSONAL REPRESENTATIVE, MARIANNE WANNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9936 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 17 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 34 on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated January 4, 2007 and recorded on January 12, 2007 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2293 at Page 6713, granted and conveyed unto Michael J. Rabasca, Jr. and Ellen E. Rabasca.

Being part of Parcel No. 16/4/1/48-34F and

Pin No. 16732102887049B34F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. RABASCA, JR.

ELLEN E. RABASCA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9916 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 13 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 6C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated July 28, 2002 and recorded on September 13, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2131, at Page 3601, granted and conveyed unto John J. Navarro and Lidia W. White.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN J. NAVARRO AND
LIDIA W. WHITE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9919 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 50 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 6C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated June 18, 2004 and recorded on November 9, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2207, at page 2993, granted and conveyed unto Maurice A. Matthias and Angela M. Matthias.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAURICE A. MATTHIAS
ANGELA M. MATTHIAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9918 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 12B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Nancy M. Roman, Administratrix of the Estate of Joseph J. Roman, by deed dated December 10, 1997 and recorded on February 19, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2045 at Page 1000, granted and conveyed unto Evelyn Mandac-Flanagan and Theodore Flanagan.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EVELYN MANDAC-FLANAGAN
THEODORE FLANAGAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7149 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 , JULY 28, 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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R127, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, by deed dated June 30, 2000 and recorded on July 18, 2000 in Record Book Volume 2081 at Page 5574 granted and conveyed unto Paul Fuller, Jr. and Agnes S. Fuller. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAUL FULLER, JR.
AGNES S. FULLER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10115 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use period No. 13 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 2C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated February 7, 2006 and recorded on February 21, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2258, at Page 4185, granted and conveyed unto John J. Navarro and Lidia W. White.

Being part of Parcel No. 26/4/1/48-2C and Pin No. 16732102878710B2C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JORGE L. DONADO
BETTY DONADO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8026 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 , JULY 28, 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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 80D on a certain "Declaration Plan - Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust company, by deed dated November 9, 1983 and recorded on November 9, 1983 in Record Book Volume 1309 at Page 225 granted and conveyed unto Gary Blum and Sarah H. Blum.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GARY BLUM AND
SARAH H. BLUM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7912 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 48 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 96 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Marlene M. Craul, surviving spouse of Donald R. Craul (deceased), by Deed dated August 22, 2007 and recorded on September 10, 2007 in Record Book Volume 2315 at Page 7141 granted and conveyed unto Vacation Ventures, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATION VENTURES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7838 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 75C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Raymond B. Renne and Dorothy D. Renne, by deed dated July 27, 1999 and recorded on August 3, 1999 in Record Book Volume 2067 at Page 3128 granted and conveyed unto Robert J. Tomaselli.

Being part of Parcel No. 16/3/3/3-1-75C and Pin No. 16732102997255B75C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT J. TOMASELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7913 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 , JULY 28, 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 AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 21 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 73D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Joe Antognini and Mary Jean Antognini, by deed dated January 15, 1976 and recorded on February 13, 2007 in Record Book Volume 2296 at page 5615 granted and conveyed unto Timeshare Solutions, LLC.

Being part of Parcel No. 16/3/3/3-1-73D and Pin No. 16732102995070B73D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMESHARE SOLUTIONS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7254 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 , JULY 28, 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 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 33 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 127, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edmund Meyer, Jr. and Irene Meyer, by deed dated March 14, 2013 and recorded on April 25, 2013 in Record Book Volume 2419 at Page 1028 granted and conveyed unto Michael O'Malley.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL O'MALLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7283 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 , JULY 28, 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
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R159, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ralph R. D'Andrea and Kathryn A. D'Andrea, by deed dated September 26, 2012 and recorded on November 1, 2012 in Record Book Volume 2410 at page 3914 granted and conveyed unto Marion Stillman, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARION STILLMAN LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9039 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 , JULY 28, 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
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R165, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Alfred Giuffrida and Barbara Giuffrida, by deed dated January 9, 2004 and recorded on January 27, 2004 in Record Book Volume 2180 at Page 4084 granted and conveyed unto LA Holdings, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LA HOLDINGS, LLC,

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

Thursday , JULY 28, 2016

AT 10:00 A.M.

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8491 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 , JULY 28, 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
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania shown and designated as Unit No. 98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC Trustee, by deed dated September 13, 2006 and recorded on November 1, 2006 in Record Book Volume 2286 at Page 2390 granted and conveyed unto Elaine Caraccioli.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELAINE CARACCIOLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3654 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

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield , County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 14, on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania dated August 4, 1972, and revised August 18, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1" = 100'", recorded October 2, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 17, page 103. CONTAINING 12,007 square feet, more or less. BEING Lot No. 14 on the above mentioned plan.

Tax Code No. 9/4D/4/23

Pin No. 09-7344-01-19-2819

a/k/a 784 Clubhouse Drive, Winona Lakes, Middle Smithfield Township, Pennsylvania

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONALD NESBETH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9754 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 , JULY 28, 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
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 44 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C on a certain "Declaration Plan-Phase

1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME premises which Carlton H. Barker by deed dated April 26, 1996 and recorded on May 15, 1996 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2025, at Page 3473, granted and conveyed unto Pierre G. Lemon.

Being part of Parcel No. 16/4/1/48-32C and Pin No. 16732102888132B32C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PIERRE G. LEMON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7375 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 9 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 14F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated March 19, 2001 and recorded on June 28, 2001 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2099 at Page 3174, granted and conveyed unto Adelle D. Hooper.

Being part of Parcel No. 16/4/1/48-14F and

Pin No. 16732102889060B14F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADELLE D. HOOPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7150 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 21F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 7, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2265, at page 4546, granted and conveyed unto Anet Goher.

Being part of Parcel No. 16/4/1/48-21F and Pin No. 16732102889180B21F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANET GOHER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7198 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 8 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated October 22, 2009 and recorded on November 30, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2363, at page 3093, granted and conveyed unto Jonathan Gibbs. Being part of Parcel No. 16/4/1/48-32C and Pin No. 16732102888132B32C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 JONATHAN L. GIBBS**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7720 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 , JULY 28, 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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 14 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 131 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1. **BEING THE SAME** premises which David K. Fauser and Pauline E. Fauser by deed dated December 26, 1997 and recorded on January 6, 1998 in Record Book Volume 2043 at page 8011 granted and conveyed unto David K. Fauser, Jr.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 DAVID K. FAUSER, JR.**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 82 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, JULY 28, 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 **Stroud Township**, Monroe County, Pennsylvania: Being Known As Lot 64 Woodwind Estates a/k/a Lot 64 Wedgewood Lake Drive, Stroudsburg, PA 18360 Parcel Number: 17/93890 Pin Number: 17639102863627

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BERNADETTE BOLIS
MAHROSE BOLIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2054 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, JULY 28, 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 Barrett County of Monroe**, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pipe, a corner common to lands of Anne Marie Russo and other lands of Harry T. Hoover and Eileen B. Hoover of which this lot was

formerly a part, as shown on a plan titled, "Final Minor Subdivision Plan Lands of Harry T. Hoover and Eileen B. Hoover, Barrett Township, Monroe County, Pa.", dated rev. 5/25/93, as recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in plot book volume 65, page 114;

10 Thence along said lands of Harry T. Hoover and Eileen B. Hoover, North seventy-four degrees zero minutes zero seconds west (N 74 degrees 00 minutes 00 seconds W) one hundred ninety-eight and seventy-two one-hundredths feet (198.72') to an iron pin;

2) Thence along the same, North sixteen degrees zero minutes zero seconds East (N 16 degrees 00 minutes 00 seconds E) seventy-four and five one-hundredths feet (74.05') to an iron pin;

3) Thence along the same, along a curve to the right having a radius of 125 feet, an arc length of seventy-six and sixty-six one hundredths feet (76.66') (the chord bearing N 33 degrees 34 minutes 09 seconds E 75.46') to an iron pin;

4) Thence along the same, North fifty-one degrees eight minutes eighteen seconds East (N 51 degrees 06 minutes 18 seconds E) fifty and zero one-hundredths feet (50.00') to an iron pin;

5) Thence along the same, along a curve to the left having a radius of 175 feet an arc length of one hundred forty-five and five one-hundredths feet (145.05') (the chord being N 27 degrees 23 minutes 36 seconds E 140.93') to an iron pin;

6) Thence along the same along a curve to the right having a radius of 25', an arc length of thirty-seven and thirty-five one hundredths feet (37.35') (the chord being N 46 degrees 26 minutes 39 seconds E 33.97') to an iron pin;

7) Thence along the same, North zero degrees forty-five minutes thirty-seven seconds West (N 00 degrees 45 minutes 37 seconds W) (passing the southerly right of way of T-638 (Lake Road) at 8.50') twenty-six and sixty-two one-hundredths feet (26.62) to a point in said Lake Road in line of lands of Steve Ambrose and Grace Ambrose;

8) Thence along lands of Steve Ambrose and Grace Ambrose and lands of Grant A. Bush and Betty H. Bush, in T-638 (not following the center thereof), North eighty-two degrees seventeen minutes thirty-four seconds East (N 82 degrees 17 minutes 34 seconds E) one hundred thirty-five and forty-three one hundredths feet (135.43') to a point;

9) Thence along lands of Grant A. Bush and Betty H. Bush, still in T-638, North seventy-one degrees seven minutes thirty-four seconds East (N 71 degrees 07 minutes 34 seconds E) eleven and seventy-five one hundredths feet (11.75') to a point;

10) Thence leaving said T-638 and along lands of Anne Marie Russo, along the center of a 20' wide right of way, South twelve degrees fifty-three minutes twenty-six seconds West (S 12 degrees 53 minutes 26 seconds W) (passing an iron pin on the southerly right of way of T-638 at 22.62') two hundred seventeen and fifty-one one-hundredths feet (217.51) to an iron pin;

11) thence along the same, south twenty-five degrees three minutes thirteen seconds West (S 25 degrees 03 minutes 13 seconds W) (passing the end of said 20' wide right of way at 75.00 hundred twenty-six and sixty one-hundredths feet (226.60') to the place of BE-GINNING.

Containing 1.633 acres.

Reserving therefrom 0.132.

Reserving therefrom 0.132 acres lying within the right of way of T-638 and along the 20' wide right of way for the rights of others.

Being Lot no 1 of the above mentioned subdivision plan and a part of lands as described in deed book volume 1814, page 442.

BEING the same premises which Harry T. Hoover and Eileen B. Hoover, his wife, by their deed dated June 27, 1994 and recorded June 28, 1994, in Record Book Volume 1959, Page 1320, in the Office for the Record-

ing of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, granted and conveyed unto Harry T. Hoover and Eileen B. Hoover, his wife, the within named Grantors, in fee.

Pennsylvania
RICHARD J. NALBANDIAN,
ESQUIRE

UNDER AND SUBJECT to a right of ingress; egress and regress across the following premises:

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

ALL the certain 10' wide strip of land, the centerline of a private driveway, described and bounded and follows to wit:

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

BEGINNING at a point in Lake Road (T-638), said point bearing S 71 degrees 07 minutes 34 seconds W 5.88 from the northerly corner of lands Harry T. Hoover and Eileen B. Hoover as described in deed book volume 1814, page 442, also shown as Lot no. 1 on a plan titled, Final Minor Subdivision plan, Lands of Harry T. Hoover and Eileen B. Hoover, Barrett Township, Monroe County, Pa", as recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in plot book volume 65, page 114;

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 28 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 , JULY 28, 2016
AT 10:00 A.M.**

1) Thence through Lands of Harry T. Hoover and Eileen B. Hoover, Lot no. 1 south twelve degrees fifty-three minutes twenty-six seconds West (S 12 degrees 53 minutes 26 seconds W) two hundred thirteen and eighty-eight one hundredths feet (213.88') to point;
2) Thence through the same, South twenty-five degrees three minutes thirteen seconds West (S 25 degrees 03 minutes 13 seconds W) two hundred twenty-six and eighty-six one-hundredths feet (226.86') to a point in line of Lot no. 2, as shown on the plan mentioned above.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots or parcels or pieces of land situate in Chestnuthill Township , County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being the centerline of a proposed 10' wide right of way crossing Lot no. 1, leading from Lake Road to Lot no. 2. Being a part of lands as described indeed book volume 1814, page 442.

TRACT NO. 1

BEING part of the same premises which Ruth Krautter, Widow, by her deed dated February 10, 1992, and recorded February 11, 1992, in Record Book 1814, Page 0442, in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, granted and conveyed unto Harry T. Hoover and Eileen B. Hoover, his wife, the within named Grantors, in fee.

BEGINNING at a point on the southerly line of Aspen Way, said point being the northwesterly corner of Lots Number 802 as shown on map entitled "Section D-11, Sherwood Forest Edith C. Gould and Christian F. Sautter, owners, 28 June 1971; thence along Lot Number 802 South 18 degrees thirty minutes thirty seconds East three hundred thirty six and fifty-two one-hundredths feet to a point; said point being the southwesterly corner of Lot 802; thence along lands of Millard Switzgable South seventy-four degrees five minutes no seconds West one hundred thirty-five and fourteen one-hundredths feet to a point on the easterly line of Cedar Lane; thence along the easterly line of Cedar Lane North eighteen degrees thirty minutes thirty seconds west two hundred ninety and forty-one one hundredths feet to a point, a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of three feet, an arc length of sixty-two and eighty-three one-hundredths feet to a point, a point of tangency on the southerly line of Aspen Way; thence along the southerly line of Aspen Way North seventy-one degrees twenty-nine minutes thirty seconds East ninety-five and no one-hundredths feet to the place of BEGINNING. CONTAINING 1.03 Acres more or less. BEING LOT NO. 801 as shown on said map.

TOGETHER with all and singular buildings and improvements, 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 revisions 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 in equity, of and in to the same.

TRACT NO. 2

Parcel #01/112430

Pin #01639802880084

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT ANDERSON A/K/A

ROBERT E. ANDERSON, 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."

BEGINNING at a point on the southerly line of Aspen Way, said point being the northwesterly corner of Lots Number 803 shown on map entitled "Section D-11, Sherwood Forest, Edith C. Gould and Christian F. Sautter, owners, 28 June 1971; thence along Lot Number 803 South 18 degrees thirty minutes thirty seconds East three hundred forty-two and sixty-three one-hundredths feet to a point; said point being the southwesterly corner of Lot 803; thence along lands of Millard Switzgable South seventy-four degrees five minutes no seconds West one hundred thirty-five and fourteen one-hundredths feet to a point; said point being the southeasterly corner of Lot Number 80-1; thence along Lot 801 North eighteen degrees thirty minutes thirty seconds west three hundred thirty-six and fifty-two one-hundredths feet to a point; said point being the northeasterly corner of Lot Number 801 and being on the southerly line of Aspen Way; thence along the southerly line of Aspen Way North seventy-one degrees twenty-nine minutes thirty seconds east one hundred thirty-five and no one-hundredths feet to the place of BEGINNING. CONTAINING 1.05 acres more or less.

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

Todd A. Martin
Sheriff of Monroe County

BEING LOT NO. 802 as shown on map.
TRACT NO. 3

BEGINNING at a point on the southerly line of Aspen Way, said point being the northwesterly corner of Lots Number 804 shown on map entitled "Section D-11, Sherwood Forest, Edith C. Gould and Christian F. Sautter, owners, 28 June 1971; thence along Lot Number 804 South 18 degrees thirty minutes thirty seconds East three hundred forty-eight and fifty-two one-hundredths feet to a point; said point being the southwesterly corner of Lot 804; thence along lands of Millard Switzgable South seventy-four degrees five minutes no seconds West one hundred thirty and fourteen one-hundredths feet to a point; said point being the southeasterly corner of Lot Number 802, thence along Lot 802 North eighteen degrees thirty minutes thirty seconds west three hundred forty-two and sixty-three one-hundredths feet to a point; said point being the northeasterly corner of Lot Number 802 and being on the southerly line of Aspen Way; thence along the southerly line of Aspen Way North seventy-one degrees twenty-nine minutes thirty seconds east one hundred thirty and no one-hundredths feet to the place of BEGINNING. CONTAINING 1.03 acres more or less.

BEING the same premises which Thomas Domanski, single, by Deed October 22, 2004, and recorded October 22, 2004, in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania, as Instrument Number 200448432, in Book 2205, page 6218 granted and conveyed unto Robert J. Holler, Jr. and Agatha Holler, husband and wife, in fee.

Being Known As: 2778 Aspen Way f/k/a RD 6 Box 6783 Aspen Way a/k/a Lot 801 Aspen Way, Saylorsburg, Pennsylvania 18353

Parcel Number: 02/5A/1/118

Pin Number: 02625901384694

See Deed Book 2205, Page 2818

To be sold as the property of Robert J. Holler, Jr. and Agatha Holler

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT J. HOLLER, JR. AND
AGATHA HOLLER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHARLES N. SHURR, JR.,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8383 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 , JULY 28, 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 tract of land situate in the Township of Pocono , County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly edge of a certain road fifty (50.00) feet in width known as Sycamore Drive, said pin being a 100 feet wide right of way for Pennsylvania Power and Light Company, the most Northwesterly corner of Lot 157 and common to the most Northeasterly corner of Lot 156, as shown on a certain map entitled 'Final Plan, Parcel 2 Phase 2, The Woodlands, Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania', as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70, page 223: thence along said Lot 157 and in said right of way, South thirty three degrees one minutes thirty six seconds East (S 33-01-36 E) two hundred twenty eight and forty one hundredths (228.41 feet) feet to an iron pin, a corner common to Lots 157 and 156.

thence along Lot 157 and crossing over said right of way, North sixty eight degrees twenty four minutes two seconds East (N 68-24-02 E) forty four and twenty five hundredths (44.25 feet) feet to a found stone corner, a corner common to Lots 157 and on line with the Crestwoods Development.

thence along the Crestwoods, South twenty five degrees thirty four minutes sixteen seconds East (S 25-34-16 E) one hundred seventy and sixty nine hundredths (170.69 feet) feet to an iron pin, a corner common to Lot 156 and the Remaining Lands of Pine Ridge Equities, Inc. a 2.305 acre parcel;

thence along the Remaining Lands parcel and crossing back over said right of way, South sixty three degrees eighteen minutes twenty seven seconds West (S 63-18-27 W) three hundred thirty three and zero hundredths (333.00 feet) feet to an iron pin, a corner common to Lots 152 and 156;

thence along Lot 152, North forty one degree forty six minutes six seconds West (N 41-46-06 W) seventy five and zero hundredths (75.00 feet) feet to an iron pin, a corner common to Lots 152, 154, 155, and 156;

thence along Lot 155, North twenty eight degrees twenty three minutes twenty seven seconds East (N 28-23-27 E) one hundred seventy three and twenty nine hundredths (173.29 feet) feet to an iron pin, a corner common to Lots 155 and 156;

thence along Lot 155, North thirty three degrees one minutes thirty six seconds West (N 33-01-36 W) two hundred twelve and sixty six hundredths (212.66 feet) feet to an iron pin in concrete on the Southerly side of the aforementioned Sycamore Drive;

thence along said road, North fifty six degrees fifty eight minutes thirty four seconds East (N 56-58-34 E) one hundred sixty nine and two hundredths (169.02 feet) feet to the PLACE OF BEGINNING.

CONTAINING a total of 90604.80 square feet or 2.080 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING Lot 156 as shown on aforementioned map. BEING THE SAME PREMISES which Pine Ridge Equities, Inc., a Delaware corporation, by Deed dated 2/19/2001 and recorded 2/28/2001 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2091, Page 9151, granted and conveyed unto Jeanne Hosker, one of the grantor(s) herein. Stephen Hosker is joining in this conveyance for any interest he/she may have in the premises as spouse of Jeanne Hosker.

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

Parcel Identification No: 12/90891

Map #12-6381-00-28-6848

TITLE TO SAID PREMISES IS VESTED IN Leonard A. Perroots and Jennifer A. Perroots, h/w, by Deed from Jeanne Hosker and Stephen Hosker, h/w, dated 06/14/2004, recorded 06/16/2004 in Book 2193, Page 3483.

Improvements: Residential dwelling
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LEONARD A. PERROOTS AND
JENNIFER A. PERROOTS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4169 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, JULY 28, 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 three (3) tracts, pieces or parcels of land, situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post in the west margin of the East-on and Belmont Turnpike, newly designated as Belmont Avenue, from which post a pine eight (8) inches in diameter bears North fifty-four and one-half (54½)

degrees West twenty-six (26) feet, and the Northeast corner of land now or late of George T. Smith South fifty-eight (58) degrees West thirty-four (34) feet; thence by Lot No. 207, South sixty-nine (69) degrees twelve (12) minutes West (Magnetic Meridian of 1886) two hundred twenty-six (226) feet to a post standing in East line of Smith's Alley; thence by said Smith's Alley South twenty-one (21) degrees East forty-five (45) feet to a post in East line of said alley, being corner of Lot No. 207; thence by said Lot North sixty-nine (69) degrees fifteen (15) minutes East two hundred twenty-nine and one-tenth (229.1) feet to a post corner of said lot in West line of said Belmont Avenue; thence by the West line of said Avenue North twenty-five (25) degrees West forty-five and three-tenths (45.3) feet to the point of beginning.

CONTAINING thirty-seven and six-tenths (37.6) perches, more or less.

TRACT NO. 2

Lot No. 2 of Plot D.D., **BEGINNING** at a post, the southeast corner of No. 1 Old Plot No. 205, now or late of A. Merwine; thence by said No. 1 South sixty-nine and twelve sixtieths (69 12/60) degrees West two hundred twenty-two and three-tenths (222.3) feet to bolt, its South west corner; thence by Smith Alley South twenty-one (21) degrees East fifty-five and four-tenths (55.4) feet to a corner of land of George T. Smith; thence by said George T. Smith North line North sixty-nine (69) degrees twelve (12) minutes East two hundred twenty-six (226) feet to the Northeast corner of land now or late of George T. Smith in West line of Belmont Avenue; thence by West line of Belmont Avenue, North twenty-five (25) degrees West fifty-five and six-tenths (55.6) feet to the beginning.

This was No. 206 on the former plan.

TRACT NO. 3

BEGINNING at a post on the West side of Belmont Avenue, said post being also a corner of lot designated as No. 3 Section DD, heretofore conveyed by L.T. Smith and wife to George T. Smith; thence Southerly along the Westerly line of said Belmont Avenue, fifty (50) feet, more or less, to the Easterly corner of Lot No. 5 on plan of lots hereinbefore referred to; thence along said Lot No. 5, Westerly two hundred twenty-five (225) feet, more or less, to the Easterly side of Smith Alley; thence Northerly along the Easterly side of said Smith Alley fifty (50) feet, more or less, to the Southwesterly corner of the George T. Smith lot hereinabove referred to; thence along the said George T. Smith lot, Easterly two hundred twenty-five (225) feet to the westerly side of Belmont Avenue; the place of beginning.

BEING Lot 4, Section DD.

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

IT BEING THE SAME PREMISES which J. Arthur Johnsen and Laurie L. Johnsen, his wife, and Nicholas Mosunic and Patricia Mosunic, his wife, by their Indenture bearing date the thirty-first day of July, A.D. 2006, for the consideration therein mentioned, granted and conveyed unto the said Milford Road Investments, LLC, and to its successors and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 2276, Page 4378, etc., relation being thereunto had, more fully and at large appears. Being known as 112 Pocono Boulevard, Mt. Pocono, Pennsylvania, 18344, and having Monroe County Parcel No.: 10/8/4/4;

PIN #10635512970081.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MILFORD ROAD INVESTMENTS, 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 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
ALFRED S. PIERCE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7782 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, JULY 28, 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 FIRST PARCEL:

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

No. 1. BEGINNING at a point on the Southerly line of Big Oak Road, said point being the Northwesterly corner of Lot Number 403 as shown on map entitled 'Plotting 1, Spruce Hill Farms, 25 August 1969'; thence along Lot Number 403 as shown on said map, South fourteen degrees thirty-eight minutes fifty seconds West 440.00 feet to a point; thence along other lands of the Grantors hereof, North seventy-five degrees twenty-one minutes ten seconds West 200.00 feet to a point; thence along Lot Number 401 as shown on said map, North fourteen degrees thirty-eight minutes fifty seconds East 440.00 feet to a point; thence along the Southerly line of Big Oak Road as shown on said map, South seventy-five degrees twenty-one minutes ten seconds East 200.00 feet to the place of BEGINNING. Containing 2.02 acres, more or less. BEING Lot number 402 as shown on said map.

No. 2 BEGINNING at a point on the Southerly line of Big Oak Road, said point being the Northwesterly corner of Lot number 404 as shown on map entitled 'Plotting 1, Spruce Hill Farms, 25 August 1969'; thence along Lot No. 404 as shown on said map, South fourteen degrees thirty-eight minutes fifty seconds West 440.00 feet to a point; thence along other lands of the Grantors hereof, North seventy-five degrees twenty-one minutes ten seconds West 200.00 feet to a point; thence along Lot Number 402 as shown on said map, North fourteen degrees thirty-eight minutes fifty seconds East 440.00 feet to a point; thence along the Southerly line of Big Oak Road as shown on said map, South seventy-five degrees twenty-one minutes ten seconds East 200.00 feet to the place of BEGINNING. CONTAINING 2.02 acres, more or less.

BEING Lot number 403 as shown on said map.

TITLE TO SAID PREMISES VESTED IN Marina A. Viano, as sole owner, by Deed from Mitchell Conn and Lisa Conn, dated February 29, 2008, recorded February 29, 2008, in Book 2328, Page 2782, Instrument #200806209.

TAX CODE: 01/6/1/19-78

TAX PIN: 01639801479260

SECOND PARCEL:

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

BEGINNING at a point on the Southerly line of Big Oak Road, said point being the Northwesterly corner of Lot No. 402 as shown on map, entitled 'Plotting 1, Spruce Hill Farms, 25 August 1969'; thence along Lot No. 402 as shown on said map, South fourteen degrees thirty-eight minutes fifty seconds West four hundred forty feet to a point; thence along other lands now or formerly of Jacob H. Keuler, et ux., North seventy-five degrees twenty-one minutes ten seconds West two hundred feet to a point; thence along the easterly line of Pine Tree Drive as shown on said map, North fourteen degrees thirty-eight minutes fifty seconds East four hundred feet to a point of curvature; thence by the same as shown on said map, on a curve to the right having a radius of forty feet an arc length of sixty-two and eighty-three one-hundredths feet to a point of tangency; thence along the Southerly line of Big Oak Road as shown on said map, South seventy-five degrees twenty-one minutes ten seconds East one hundred sixty feet to the place of BEGINNING. Containing 2.01 acres, more or less. BEING Lot No. 401 as shown on said map.

TITLE TO SAID PREMISES VESTED IN Marina A. Viano, as sole owner, by Deed from Mitchell Conn and Lisa Conn, dated February 29, 2008, recorded February 29, 2008, in Book 2328, Page 2782, Instrument #200806209.

TAX CODE: 01/6/1/19-3

TAX PIN: 01639801476290

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARINA A. VIANO

TONY VIANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3583 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 , JULY 28, 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 an iron pin in line of lands of the Joseph and Betty Harlam Camp and being the northwesterly corner of lands of Clara Sterner; thence by said lands of the Joseph and Betty Harlam Camp North 21 degrees 58 minutes 02 seconds East 115.50 feet to an iron pin; thence by the same North 68 degrees 01 minutes 58 seconds West (passing an iron pin at 307.80 feet) 338.00 feet to a point in the center of the Dotters Creek; thence in and along the middle of said creek by lands of Vito Caricone the following eight (8) courses and distances, namely:

- 1) North 11 degrees 21 minutes 21 seconds East 70.87 feet;
- 2) North 3 degrees 34 minutes 47 seconds West 67.60 feet;
- 3) North 16 degrees 17 minutes 01 seconds East 78.38 feet;
- 4) North 33 degrees 54 minutes 24 seconds East 107.06 feet;
- 5) North 45 degrees 16 minutes 3 seconds East 131.08 feet;
- 6) North 26 degrees 32 minutes 20 seconds East 68.39 feet;
- 7) North 9 degrees 38 minutes 07 seconds East 76.40 feet;
- 8) North 18 degrees 15 minutes 31 seconds East 39.36 feet;

Thence leaving the middle of said creek by lands of Margery Getz South 3 degrees 49 minutes 12 seconds East (passing an iron pin at 100.00 feet) 305.00 feet to an iron pin; hence by the same South 00 degrees 53 minutes 01 second East 283.73 feet to an iron pin; thence by the same North 76 degrees 34 minutes 00 seconds East (passing an iron pipe at 586.92 feet) 605.96 feet to a point in the centerline of Township Road No. 613; thence in and along the centerline of said Township Road No. 613 by lands of William Dorshimer South 21 degrees 52 minutes 32 seconds West 152.84 feet; thence continuing in and along said centerline of Township Road No. 613 by the same and by lands of Getz Enterprises South 24 degrees 00 minutes 05 seconds West 275.03 feet to a point; thence continuing in and along said centerline of Township Road No. 613 by said lands of Getz Enterprises South 23 degrees 42 minutes 36 seconds West 96.85 feet to a railroad spike; thence leaving said centerline of Township Road No. 613 by the aforementioned lands of Clara Sterner North 71 degrees 02 minutes 08 seconds West (passing an iron pin at 16.50 feet) 397.31 feet to the place of beginning.

CONTAINING 6.088 acres of land.

PARCEL NO. 13/11/16-3

BEING the same premises which Miklos Kiraly an Ingrid Kiraly, husband and wife, by Indenture dated 09-02-03 and recorded 08-11-04 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2198 Page 9506, granted and conveyed

unto Miklos Kiraly, Jr. Being Known As: 1969 Dotters Corner Road, Kunkletown, PA 18058

TAX CODE: 13/11/1/16-3

PIN NO.: 13621900503929

TITLE TO SAID PREMISES IS VESTED IN Thomas Yurick by deed from Miklos Kiraly, Jr. dated 04/10/2007 recorded 04/27/2007 in Deed Book 2303 Page 4908.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS YURICK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6373 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JULY 28, 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 and parcels of land situate in the **Township of Eldred**, County of Monroe, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pipe at Northeast corner of Lot No. 12, set in Southerly line of 40.00 foot wide Ledge Drive; thence along Ledge Drive (North 88 degrees 30 minutes East) North eighty-eight degrees and thirty minutes East 100.00 feet to an iron pipe and Northwest corner of Lot No. 14; thence along Lot No. 14 (South 1 degree 30 minutes East) South one degree and thirty minutes East 370.26 feet to an iron pin; thence along land of James Smiley (North 85 degrees 12 minutes West) North eighty-five degrees twelve minutes West 100.60 feet to an iron pin; thence along Lot No. 12, (North 1 degree 30 minutes West) North one degree thirty minutes West passing through an iron pin at 18.12 feet to an iron pin for a total distance of 359.22 feet and place of BEGINNING. CONTAINING .8373 acre, more or less. Grants and conveys Lot No. 13.

BEING the same premises which Arthur J. Heckman and Addie C. Heckman, by their deed dated August 9,

1972, and recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 429, page 218, granted and conveyed unto Philip Richard DeBaise, Jr. and Kay Lorraine DeBaise.
TAX CODE NO. 6/9/17-1
PIN NO. 066225009090058

TRACT NO. 2:

BEGINNING at an iron pipe in line of lands of Kaluma Realty Corp. and marking the Northeast corner of Philip DeBaise property, thence along lands of Kaluma Realty Corp., South seventy-nine degrees and eight minutes East 370.50 feet to an iron pipe, thence along the same South one degree and thirty minutes East 578.43 feet to an iron pipe in the northerly line of Ledge Drive, thence along the Northerly line of Ledge Drive, South eighty-seven degrees West 196.67 feet to a point, thence along the same, North eighty degrees and thirty minutes West 168.40 feet to an iron pipe, a corner of Philip DeBaise, thence along the same, North one degree and thirty minutes West 630.84 feet to the place of **BEGINNING**. CONTAINING 5.1055 acres.

UNDER AND SUBJECT to conditions, restrictions and covenants as set forth in Deed Book Volume 557, page 58.

BEING the same premises which Philip R. DeBaise, Jr. and Kay L. DeBaise as tenants in common, by their deed dated September 25, 2000, and recorded on September 28, 2000 in the Office for the Recording of Deeds, &c., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book No. 2084, page 8717, granted and conveyed unto Joel Theodore and Michele Theodore his wife.

TAX CODE NO. 6/9/17-10

PIN NO. 06622500907626

BEING THE SAME PREMISES which Philip R. DeBaise, Jr. and Kay L. DeBaise, as tenants in common, by deed dated 9/25/2000 and recorded 9/28/2000 in Book 2084 Page 8717 conveyed to Joel Theodore and Michele Theodore, his wife.

Pin #: 06622500907626 & 06622500900058

Tax Code #: 06/9/17-10 & 06/9/17-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOEL THEODORE

MICHELE THEODORE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9910 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 , JULY 28, 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 Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot 3902, Section 7 as shown on map of A Pocono Farms East, on file in the Office of the Recorder of Deeds, in and for Monroe County, in Plot Book 17, page 123.

BEGINNING at a stone at the intersection of the original lines of the Franzona Murray Warranty (now or late Millard Price) and the George W. Murray Warranty (now or late of the Grantor herein); thence extending along the original line between the said George W. Murray Warranty, the Joseph Graisburg Warranty aforesaid, the James Glenworth Warranty (now or late of Charles Tielieny Estate) crossing the Devil's Hole Creek South forty-seven degrees West three thousand nine hundred forty-five feet to a fence post; thence extending along line of land now or late of Jonathan Coffman and crossing a private road leading from these premises to the road to Mount Pocono the five following courses and distances, wit: North forty-three degrees West four thousand two hundred fifty-two feet to another fence post; North forty-seven degrees East one hundred eighty-five feet to a red oak tree; North forty-two degrees fifty-five minutes West five hundred eighty-one feet to a stone; North forty-seven degrees fifteen minutes East one thousand six hundred eighty-seven and five-tenths feet to a fence post at the side of another private road leading from these premises to the road to Mount Pocono and North eighty-two degrees forty-five minutes West one thousand six hundred seventy-seven feet to a point; thence on a line extending approximately North forty-two degrees fifty minutes West fifteen hundred feet more or less to a point; thence extending along the original line of the Frederick W. Starman Warranty (now or late of John Luslie Estate and along the original line of the Henry Pratt Warranty (now or late of Willard E. Dowling) crossing the road to Mount Pocono North forty-seven degrees East twenty-three hundred fifty-six feet more or less to a fence post in said original line; thence extending South seventy degrees fifteen minutes East sixty-eight feet to a fence post; thence extending North forty-nine degrees thirty minutes East eight hundred forty-four feet to a fence post in the original line between the aforesaid Josiah Gibbs Warranty and the William Gibbs Warranty (now or late of the said Willard E. Dowling); thence along said original line and the original line between the aforesaid George W. Murray Warranty (now or late of the Grantor herein); the Josiah W. Gibbs warranty (now or late of Patrick J. McGinty) and the aforesaid Franzona Murray Warranty (now or late of the aforesaid Willard E. Dowling) crossing Devil's Hole Creek aforesaid South forty-two degrees fifty minutes East seven thousand five hundred thirty-three feet to the first mentioned point and place of **BEGINNING**.

BEING known and numbered as 3902 Norfolk Road, n/k/a 1110 Norfolk Road, Tobyhanna, PA 18466.

BEING the same property conveyed to Maria Scott and Leon Jones who acquired title by virtue of a deed from Coastal Environmental, Inc., a Pennsylvania Cor-

poration, dated March 31, 2005, recorded April 8, 2005, at Deed Book 2221, Page 4456, Monroe County, Pennsylvania records.

TAX CODE: 03/4B/2/3
PIN NO: 03636703015869

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARIA SCOTT
LEON JONES**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4912 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, JULY 28, 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, pieces and parcels of land situate in the Township of Jackson in the County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northeasterly side of Township Road 455, as shown on the map entitled "Pocono Leisure Village, Jackson Township, Monroe County, Pa.; Scale: 1" equal 100'; February, 1973", as prepared by Lawrence r. Bailey, Registered Surveyor, Stroudsburg, Pa., said Map being recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Vol. 22, page 21; said point being North seventy-three degrees twenty-four minutes fifty-six seconds East nine and sixty-six one-hundredths feet from the most westerly corner of the whole tract of which this parcel was a part; thence, leaving said road and along lands of Kenneth E. Hilliard, et ux. North seventy-three degrees twenty-four minutes fifty-six seconds East five hundred ninety-two and sixty-nine one-hundredths feet to an iron pipe, a corner common to Lots 3 and 4; thence, along said Lot 4 South thirteen degrees thirty-nine minutes twenty seconds East two hundred nineteen and eighty-tenths feet to an iron pipe on the northerly side of Leisure Boulevard; thence, along the northerly side of said road in a southwesterly direction on a curve to the left having a radius of four hun-

dred ninety-five and forty-nine one-hundredths feet an arc distance of two hundred twenty-one and eighty two one-hundredths feet to a point; thence along the same South fifty degrees forty-one minutes thirty-seven seconds West one hundred ninety-seven and fifty-five one-hundredths feet to a iron pipe; thence, along the same in a westerly direction on a curve to the right having a radius of thirty feet an arc distance of forty-seven and twelve one-hundredths feet to an iron pipe on the northeasterly side of the aforementioned Township Road 455; thence, along said Township Road North thirty-nine degrees eighteen minutes twenty-three seconds West fifteen and forty-two one-hundredths feet to a point; thence, along the same North forty degrees fifty-six minutes thirty-four seconds West three hundred thirty-two and ninety-six one-hundredths feet to the point of BEGINNING. CONTAINING 3.228 acres, more or less.

BEING shown and designated as Lots Nos. 1, 2 and 3, on the Map hereinabove mentioned.

Commonly known as: 1340 Forrest Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES which Kenneth E. Weber and Connie L. Weber, husband and wife, by deed dated 7/28/2010 and recorded 12/23/2011 in Book 2395 Page 8988 conveyed to Henry Nelson and Pegen Nelson, husband and wife, as tenants by the entireties.

Pin #: 08635000700768
Tax Code #: 08/9/1/25-2

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HENRY NELSON
PEGEN NELSON**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5904 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, JULY 28, 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, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the map, said pipe being a corner common to Lots 2 and 4; thence, along the westerly side of said road in a southerly direction on a curve to the left having a radius of 249.21 feet an arc distance of 94.71 feet to a point; thence along the same South 21 degrees 13 minutes 30 seconds East 30.00 feet to an iron pipe in the center of a 33 feet wide easement, a corner common to Lots 4 and 5; thence, leaving said road and along the center of same easement South 68 degrees 46 minutes 30 seconds West 308.88 feet to an iron pipe on line of lands of Wallie L. Serfass et ux, a corner common to Lots 4 and 5; thence along lands of said Serfass, et ux, and along lands of Harold R. Snyder et ux North 01 degrees 15 minutes 36 seconds West 235.00 feet to an iron pipe, a corner common to Lots 3 and 4; thence, along Lot 3 and along Lot 2 South 89 degrees 27 minutes 04 seconds East 265.35 feet to the point of beginning. CONTAINING 1.135 acres, more or less. BEING Lot No. 4 Village View Estates.

BEING shown and designated as Lot 4 on a certain map entitled "Final Plan; Village View Estate; Chestnuthill Township, Monroe County, Pennsylvania; Scale 1 inch = 100 feet; April 1976" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA, said map being recorded in Monroe County Plat Book Vol. 29, Page 11, having thereon erected a two-story dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Gugliotta, an adult individual, by Deed from Anthony J. Gugliotta, an adult individual, dated 09/19/2007, recorded 10/03/2007 in Book 2317, page 7289.

Mortgagor Anthony J. Gugliotta died on 03/16/2014, and Mary Giordano was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 04/10/2014 by the Register of Wills of Monroe County, No. 4514-0180. The Decedent's surviving heir at law and next-of-kin is Kyle A. Gugliotta.

Kyle A. Gugliotta died on 03/19/2014, and Mary Giordano was appointed Administratrix of his estate.

TAX CODE: 2/2A/2/13

TAX PIN: 02625804735939

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY GIORDANO, IN HER CAPACITY AS ADMINISTRATRIX CTA OF THE ESTATE OF ANTHONY J. GUGLIOTTA

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KYLE A. GUGLIOTTA, 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10222 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, JULY 28, 2016

AT 10:00 A.M.

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

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

BEGINNING at a point in the center of T.R. No. 611 (also known as Williams Road) at the intersection of the Southeastly corner of Lot 1 and the Northeastly corner of "Other Lands of Kimberly & Joseph Kubalak" (the premises herein described) as shown on the Survey Map identified below;

Thence, South seven (07) degrees forty-six (46) minutes fifty-one (51) seconds West a distance of four hundred forty-four and twenty-five hundredths (444.25) feet to a point;

Thence, North seventy-eight (78) degrees six (06) minutes nineteen (19) seconds West a distance of two hundred eight and eighty-one hundredths (208.81) feet to a point;

Thence North seventy (70) degrees thirty-six (36) minutes nineteen (19) second West a distance of fifty-four and fifteen hundredths (54.15) feet to a point;

Thence, North three (03) degrees thirty (30) minutes one (01) second East a distance of three hundred eighty-seven and seventy-two hundredths (387.72) feet to a point in the middle of T.R. No. 611 (Williams Road);

Thence, along the center of said road North eighty-three degrees (83) eleven (11) minutes eleven (11) seconds East a distance of fifty-eight (58.00) feet to a point; and

Thence, still along the middle of said road South eighty-one (81) degrees fifty-six (56) minutes twenty-nine (29) seconds East a distance of two hundred thirty-four and thirteen hundredths (234.13) feet to a point, the place of Beginning.

The above described premises are identified as "Other Lands of Kimberly & Joseph Kubalak" as shown on the map of a survey by Brian D. Courtright, P.L.S., entitled "Minor Subdivision Plan of Tax Map Parcel 6366-04 73-4796 of Property situate in Paradise Township, Monroe County, Pennsylvania, Prepared for Kimberly A & Joseph A. Kubalak", designated as Job No. 2002-139, dated August of 2005 and recorded in Map Book 77, at page 271 ("the Survey Map"). Containing 2.63 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. Kubalak and Joseph A. Kubalak given by IMC Mortgage Company, dated, recorded 03/22/2001 in Book 2093, Page 1067.

TAX CODE: 11/8A/1/23

TAX PIN: 11636604739704

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH A. KUBALAK

KIMBERLY A. KUBALAK

A/K/A KIMBERLY BALDWIN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9897 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 , JULY 28, 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 No. 7, Section Two, The Laurels, being described as follows, to wit:

Beginning at a point on the Northerly side of a 50 foot wide right-of-way (Joanna Road), said point being a common corner with Lot 8 as is shown on a plan prepared by Kevin John Harrison titled "The Laurels-Section Two" and is recorded in the Monroe County Recorder's Office in Plot Book Volume 59, Page 218; 1) thence, along the Northerly side of said Joanne Road, North 64 degrees 34 minutes 45 seconds East a distance of 175.00 feet to a point of curvature; 2) thence, along the same on a curve to the right having a radius of 225.00 feet and an arc length of 203.43 feet to a point; 3) thence along the Northerly side of a Private Access strip, North 28 degrees 55 minutes 42 seconds East a distance of 25.22 feet to a point of curvature; 4) thence along the same on a curve to the right having a radius of 3905.73 feet and an arc length of 1196.45 feet to a point; 5) thence along the same North 64 degrees 34 minutes 45 seconds East a distance of 193.00 feet to a point; 6) thence along the Westerly side of Lot 6, North 25 degrees 25 minutes 15 seconds West a distance of 120.08 feet to a point; 7) thence approximately along or through the Cranberry Creek and along lands of Donald A. Robbins Sr., South 58 degrees 29 minutes 35 seconds West a distance of 92.09 feet to a point; 8) thence along the same, North 68 degrees 54 minutes 28 seconds West a distance of 300.11 feet to a point; 9) thence along the same, South 78 degrees 31 minutes 50 seconds West a distance of 405.78 feet to a point; 10) thence along the Easterly side of Lot 9, South 11 degrees 28

minutes 10 seconds East a distance of 236.91 feet to a point; 11) thence along the Easterly side of Lot 8, South 25 degrees 25 minutes 15 seconds East a distance of 200.00 feet to the place of beginning. Containing 5.477 acres, more or less.

BEING THE SAME PREMISES WHICH Laura Loning-er, by Deed dated October 1, 2005 and recorded October 6, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2242, Page 8733, granted and conveyed unto Eva Marie Sinkiewicz.

Improvements: Residential property
 Tax Code No. 12/2/4/16
 Pin #12638203240336

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 EVA MARIE SINKIEWICZ
 JOSEPH SINKIEWICZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6691 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 , JULY 28, 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 on the northwesterly line of Pheasant Drive, a common corner of Lot No. 4 and Lot No. 5 as shown on a plan titled "Final Plan, Section No. 4, Evergreen lake, Sheet 1 of 3, Clark H. George owner and developer" dated April 12, 1976, and recorded in the Office for the Recording of Deeds at Stroudsburg, Pa., in Plot Book Volume 29, Page 67; thence by said Lot No. 4 North 7 degrees 38 minutes 03 seconds West 104.84 feet to a point on the easterly line of Township Road No. 444; thence along said easterly line of Township Road No. 444 North 1 degree 38 minutes 03 seconds West 215.98 feet to a point of curvature; thence by the same on the curve

to the left having a radius of 1525.00 feet for an arc length of 193.70 feet (chord bearing and distance being North 11 degrees 16 minutes 23 seconds West 193.57 feet to an iron pin; thence by Lot No. 7, North 58 degrees 22 minutes 25 seconds East 159.28 feet to an iron pin; thence by Lot No. 6 South 39 degrees 58 minutes 35 seconds East 375.00 feet to an iron pin on the aforementioned northwesterly line of Pheasant Drive; thence along said northwesterly line of Pheasant Drive South 50 degrees 01 minutes 25 seconds West 142.13 feet to a point of curvature; thence by the same on a curve to the left having a radius of 350.00 feet for an arc length of 180.20 feet (chord bearing and distance being South 35 degrees 16 minutes 26 seconds West 178.22 feet) to the place of BEGINNING.

BEING Lot No. 5 s shown on the above described plan. CONTAINING 2.4795 acres, more or less.

TOGETHER with all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as more fully set forth in Deed Book Volume 1594, Page 251, and the recorded subdivision plans.

BEING the same premises which Ricky Chung and Danielle T Chung, husband and wife by Deed dated July 13, 2006 and recorded July 14, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2274 Page 2427, granted and conveyed unto Andrew Prawl and Lucille Prawl, husband and wife, as tenants by the entireties.

TAX ID: 13/8A/3/39
PIN: 13622801257866

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANDREW PRAWL
LUCILLE PRAWL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3166 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, JULY 28, 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 tract or piece of land, situate in the Township of Hamilton, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Sciota to Brodheads ville, a corner of lands of Frank Burney; thence by lands of Frank Burney North fifty-four minutes East (at 27.9 feet passing a pipe) five hundred sixty-six and five-tenths feet to a stone corner; thence by the same North twenty-four degrees forty-five minutes West three hundred eighty-seven and eight tenths feet to a pipe; thence by the same North eighteen degrees thirty-one minutes West two hundred seventy-one and six-tenths feet to a pipe; thence by the same North forty-one minutes East four hundred seventy-eight and fifty-five one-hundredths feet to a pipe; thence by lands of Charles Baltz South nine degrees seventeen minutes West six hundred eleven and four-tenths feet to a pipe; thence by the same North eighty-six degrees fifteen minutes East two hundred ninety-nine and seven one-hundredths feet to a pipe; thence by lands of Howard C. Locke and wife, of which this tract was formerly a part, South fifteen degrees thirteen minutes East six hundred sixteen and sixty-five one hundredths feet to a pipe; thence by the same North eighty-five degrees forty-eight minutes West (at 361.01 feet passing a pipe) three hundred eighty-nine feet to a point in the center of said public road leading from Sciota to Brodheads ville; thence along the center line of said public road North eighty-five degrees twenty-three minutes West three hundred feet to the place of beginning. Containing 9.57 acres, more or less.

Under and subject to grant of easement for a right-of-way for an electric line from Fred W. Jacobi and Anna Jacobi, his wife, to Metropolitan Edison Company dated June 23, 1951 and recorded October 17, 1951 in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Deed Book 182, Page 190.

Parcel No. 7/13/1/41

Pin Number 07626800660383

BEING the same premises which Constance Rega, Widow and Phyllis Del Re, Single, by deed dated July 22, 2002 and recorded July 26, 2002 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania, in Book 2127, Page 4794 as Instrument No.: 200229820 granted and conveyed unto Robert L. Kunkle, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT L. KUNKLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5282 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, JULY 28, 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, shown as Lot 4 on a map titled "Final Subdivision Plan, Section 1, Flagstone Farm", dated June 19, 1996 (last revised 4/1/97) as prepared by Frank J. Smith, Jr., Inc., Professional Lane Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plot Book 69 Page 127, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way line of 50 foot wide street known as Flagstone Lane, said pin being a common corner of Lot 4 and Lot 5, as shown on the above mentioned plan;

THENCE 1.) Along said Flagstone Lane, North 61 degrees 43 minutes 31 seconds East 150.00 feet to an iron pin;

THENCE 2.) By Lot 3 as shown on the above mentioned plan, South 28 degrees 16 minutes 29 seconds East 292.00 feet to an iron pin in line of lands of Pocono Forested Acres-Section 4 (Plot Book 21 Page 63);

THENCE 3.) By said lands of Pocono Forested Acres-Section 4, South 61 degrees 43 minutes 31 seconds West 150.00 feet to an iron pin;

THENCE 4.) By said Lot 5, North 28 degrees 16 minutes 29 seconds West 292.00 feet to the place of **BEGINNING**.

CONTAINING 1.006 ACRES, more or less.

BEING THE SAME PREMISES which Flagstone Farm, a Pennsylvania co-partnership, by Deed dated August 12, 1998, and recorded August 19, 1998, in the Office for the Recording of Deed, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Book 2052, Page 2716, granted and conveyed unto Christos T. Mavrakakis and Christine J. Mavrakakis Grantors hereof, in fee.

Title to said premises is vested in Calvin Davy by deed from Christos T. Mavrakakis and Christine J. Mavrakakis, husband and wife, dated July 31, 2006 and recorded August 14, 2006 in Deed Book 2277, Page 3357.

Parcel No. 09/90497
Pin No. 09732603230116

Being Known As: 7 Flagstone Lane, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 897 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, JULY 28, 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 or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a pipe the Northeast corner of lands now or formerly of Luther S. Maurer; thence by said lands South fifty degrees twenty-seven minutes West one hundred fifty feet to a marked White Oak; thence by the same South forty-six degrees thirteen minutes East (at 133.74 feet passing over a pipe) one hundred fifty feet to a spike in Teaberry Lane; thence in and along the center of said Teaberry Lane having a total width of thirty-three feet by other lands now or formerly of George P. Caldwell for the following four courses and distances (1) South fifty-five degrees twenty-nine minutes West seventy-seven and two-tenths feet to a pipe; (2) South eighty-five degrees eight minutes West thirty-one and eleven one-hundredths feet to a pipe; (3) North eighty degrees eighteen minutes West thirty-four and fifty-two one hundredths feet to a pipe (4) South eighty degrees twenty-four minutes West one hundred eight and eighty-two one hundredths feet to a pipe; thence leaving said Teaberry land by lands now or formerly of Robert Rothennel North five degrees West one hundred fifty feet to a pipe; thence by said other lands now or formerly of Dale H. Learn and wife North twenty-five degrees fifty-eight minutes West one hundred ninety-one and twenty-six one hundredths feet to a pipe; thence by the same North sixty-six degrees fifty-four minutes East two hundred seventy seven feet to a pipe; thence by the same South twenty-eight degrees twenty-eight minutes East one hundred ninety-two and one tenth feet to the place of beginning. Containing 2 acres, more or less.

BEING known and numbered as 3118 Red Oak Lane, f/k/a RR 3 Teaberry Lane, East Stroudsburg, PA 18301.

BEING the same property conveyed to David A. Bryant who acquired title by virtue of a deed from Deborah Frey, also known as Deborah Frey Bryant, also known as Deborah A. Bryant, dated July 16, 2000, recorded July 31, 2000, at Deed Book 2082, page 1700, Monroe County, Pennsylvania records.

TAX CODE: 16/6/2/14
PIN NO: 16731304545125

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:**DAVID A. BRYANT****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5768 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 , JULY 28, 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 Polk, County of Monroe and State of Pennsylvania, being lot No. 313, Birch Hollow Estates, Section Five, recorded in Plot Book Volume 57, page 170, being described as follows, to wit:

BEGINNING at an iron on the Southerly side of Watercrest Avenue being also a corner of lot No. 314, Birch Hollow Estates, thence along the Southerly side of Watercrest Avenue, N. 61 degrees 41 minutes 59 seconds E. (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 312, Birch Hollow Estates, S 28 degrees 18 minutes 01 seconds E. for 307.40 feet to an iron, thence along Lot No. 310, Birch Hollow Estates, S. 61 degrees 41 minutes 59 seconds W. for 150.00 feet to an iron, thence along Lots No. 315 and 314, Birch Hollow Estates, N. 28 degrees 18 minutes 01 seconds W. for 307.40 feet to the place of beginning.

CONTAINING 1.058 acres, more or less.

TITLE TO SAID PREMISES VESTED in Barbara Gonzalez, by Deed from Wells Fargo Bank Minnesota, NA C/O Countrywide Home Loans, Inc. it's Attorney in Fact by power of Attorney, Dated 10/13/2004, Recorded 11/19/2004, in Book 2208, Page 3310.

Mortgagor Barbara Gonzalez died on 02/11/2011, and Cesar M. Gonzalez was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 05/19/2011 by the Register of Wills of Monroe County, No. 202085. The Decedent's surviving heirs at law and next-of-kin are Cesar M. Gonzalez, Kim Gonzalez, and Cesar M. Gonzalez, Jr.

TAX CODE: 13/9A/1/313

TAX PIN: 13632003336335

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CESAR M. GONZALEZ, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA GONZALEZ

KIM GONZALEZ, IN HER CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ

CESAR M. GONZALEZ, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF BARBARA GONZALEZ

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GONZALEZ, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4311 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 , JULY 28, 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, situated in the Township of Pocono, County of Monroe and State of Pennsylvania, being Lot No. 5, lands of Clearview Builders, as recorded in Book 74, Page 45, more particularly described as follows:

Beginning at a point in the center of TR-541, said point along the line of lands n/f Alpine Lake and Northern corner of Tract #2, thence along lands n/f Alpine Lake North 18 degrees 43'59" East a distance of 1891.37 feet (passing an iron pipe at 18.29 feet and 468.50 feet) to a stone corner, said corner being a corner common to lands n/f Henry McCool; thence along lands n/f Henry McCool and land n/f Ruth Slutter South 26 degrees 48'33" East a distance of 761.32 feet to a point, said point being a corner common to lands n/f Edward Voeste; thence along lands n/f Edward Voeste and lands n/f Harry M. Freeland South 48 degrees 13'40" West a distance of 589.33 feet to a point being a corner common to lands n/f Harry M. Freeland; thence along same South 26 degrees 48'33" East a distance of 453.14 feet to a point in the

center of LR 45023; thence along the center of LR 45023 South 47 degrees 25'16" West a distance of 254.73 feet; South 45 degrees 16'39" West a distance of 231.94 feet; South 57 degrees 18'52" West a distance of 1387.41 feet; South 65 degrees 40'56" West a distance of 110.32 feet to a point, said point being the centerline intersection of LR 45023 and TR 541; thence along the center of TR 541 North 45 degrees 59'58" West a distance of 203.22 feet to the place of beginning, containing 16.57 acres of land more or less.

BEING known and numbered as 1930 Route 715, Henryville, PA 18332.

BEING the same property conveyed to Joseph Palmeroni who acquired title by virtue of a deed from Clearview Builders, Inc., a Pennsylvania Corporation, dated April 12, 2004, recorded April 16, 2004, in Deed Book 2187, Page 3332, Monroe County, Pennsylvania records.

TAX CODE: 12/4/1/24

PIN NO: 12638403125072

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH PALMERONI AKA

JESUS PALMERONI AKA

JESUS J. PALMERONI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1164 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 , JULY 28, 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 situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe on the southerly side of Jessica Court, as shown o the within referred to map, said point being a corner common to Lots 6 and 7; thence leaving said road and along said Lot South nineteen degrees forty two minutes no seconds West

two hundred thirty one and seventy five one-hundredths feet to an iron pipe on line of lands of John R. Audridge et ux, said point being a corner common to Lots 6 and 7; thence, along lands of said Audridge North eighty-six degrees fifty-nine minutes twenty-seven seconds West one hundred forty feet to an iron pipe, said point being a corner common to lands of said John R. Audridge et ux, and lands of Wallie L. Serfass et ux; thence, along lands of said Serfass et ux North nineteen degrees fifty two minutes forty three seconds West four hundred ninety two and twenty two one-hundredths feet to an iron pipe on the westerly side of the aforementioned Jessica court; thence, along the southerly side of said road the following three (3) courses and distances; (1) in a southeasterly direction on a curve to the left having a radius of two hundred twenty two and fifty nine and fifty nine one-hundredths feet an arc distance of one hundred seventy-three and twenty-two one-hundredths feet to a point; thence, South sixty-four degrees twenty-eight minutes no seconds East two hundred forty-seven and three one-hundredths feet to a point; thence, in an easterly direction on a curve to the left having a radius of five hundred twenty-one and seventy-two one-hundredths feet an arc distance of fifty-three and twelve one-hundredths feet to the point of beginning.

TITLE TO SAID PREMISES VESTED IN Judith Leeds and Carl W. Leeds, her husband, by Deed from Judith Leeds, dated August 2, 2005, recorded August 11, 2005 in Book 2235, Page 9389.

TAX CODE: 02/2A/2/11

TAX PIN: 02625804735384

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARL W. LEEDS

JUDITH LEEDS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9697 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 , JULY 28, 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 THOSE CERTAIN lots situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being more particularly described as follows, to wit:

PARCEL 1: Beginning at a point on the northerly line of Mountain Road, said point being the southeasterly corner of Lot No. 5151 as shown on map entitled "Section E, Indian Mountain Lake, 17 February 1965"; thence along Lot No. 515 as shown on a said map (a radial line of the hereinafter described curve) North 29 degrees 06 minutes 40 seconds West 181.46 feet to a point; thence along Lot Nos. 504 and 505 as shown on said map, North 64 degrees 00 minutes 50 seconds east 104.93 feet to a point; thence along Lot No. 513 as shown on said map (a radial line to the hereinafter described curve) South 22 degrees 58 minutes 55 seconds East 181.35 feet to an iron pipe; thence along the northerly line of Mountain Road as shown on said map on a curve to the left having a radius of 800.00 feet to an arc length or 85.58 feet to the place of beginning.

BEING Lot No. 514, Section E, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated February 17, 1965.

PARCEL 2: Being all of Lot No. 505 in Section E, as shown on map of Indian Mountain Lakes, Section E, made by Leo A. Achterman, Jr., Civil Engineer and Surveyor, dated February 17, 1965 at the Recorder of Deeds for Monroe County, in Map Book 9, Page 197.

BEING Lot No. 505, Section E, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated February 17, 1965.

PARCEL NO. 20/8B/1/43
PIN Number 20632113038019

BEING the same premises which John Conklin and Nancy A. McGhee, by deed dated August 1, 2006 and recorded September 6, 2006 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania, in Book 2280, Page 692 as Instrument No.: 200638109 granted and conveyed unto John Conklin, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN CONKLIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4720 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, JULY 28, 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 lot 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 point in Legislative route 45010, said point being in the intersection of said Legislative route 45010 with Township Road No. 470; thence by lands now or formerly of William Croasdale North 25 degrees West 280 feet to a point; thence by the same North 72 degrees West 260 feet to a point; thence by the same North 13 degrees East 297 feet to a point; thence by lands now or formerly of Edwin Krawitz the following four (4) courses and distances:

- 1) South 79 degrees 15 minutes East 363 feet to a point,
- 2) North 76 degrees 45 minutes East 264 feet to a point,
- 3) North 79 degrees 45 minutes East 280 feet to a point,
- 4) North 65 degrees 45 minutes East 165 feet to a point,

Thence by lands now or formerly of David Clarkson South 56 degrees 18 minutes West 428 feet to a point; in the aforementioned Township Road No. 470; thence crossing said Road and by lands now or formerly of the aforementioned William Croasdale South 38 degrees West 693 feet to the place of Beginning. Containing 7.4 acres, more or less.

BEING known and numbered as 125 Greenbriar Road fka 1315 A Fenner Lane, Stroudsburg, PA 18360.

BEING the same property conveyed to Roger Juschitsch and Cheryl Juschitsch, his wife, who acquired title by virtue of a deed from Roger Juschitsch and Cheryl Lynn Juschitsch, his wife, dated July 2, 1993, recorded July 2, 1993, in Deed Book 1895, Page 1782, Monroe County, Pennsylvania records.

TAX CODE: 1777/1/1

PIN NO: 17731000159225

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

**ROGER S. JUSCHITSCH
AKA ROGER JUSCHITSCH
CHERYL LYNN JUSCHITSCH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8890 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 , JULY 28, 2016

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 20 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 , JULY 28, 2016

AT 10:00 A.M.

AT 10:00 A.M.

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

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:

ALL THAT CERTAIN tract, piece or lot of land situate in Chestnuthill Township, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 123, The Birched Three, Section Three, as more fully set forth in Plot Book Volume 44, page 87, being described as follows, to wit:

Beginning at a concrete monument on the southeasterly line of Old Sawmill Road, being a common corner of Lot No. 25 and Lot No. 26, as shown on a plan titled "Final Plan, Mount-n-Dale Estates, Sheet 2 of 3", dated October 5, 1988 and recorded October 19, 1989, in Plot Book Vol. 61, Page 435; thence along said southeasterly line of Old Sawmill Road on curve to the right having a radius of 325.00 feet for an arc length of 551.71 feet (chord bearing and distance being south 66 degrees 51 minutes 45 seconds east 487.81 feet) to a concrete monument, a point of tangency; thence along the westerly line of said Old Sawmill Road south 18 degrees 13 minutes 52 seconds east 332.73 feet to an iron pin; thence by Lot Nos. 8 and 9 south 71 degrees 46 minutes 08 seconds west 282.60 feet to an iron pin; thence by the aforementioned Lot No. 25 north 25 degrees 29 minutes 38 seconds west 660.42 feet to the place of beginning.

BEGINNING at an iron on the southerly side of Wilson Court, said iron also being a corner of Lot No. 124, The Birches Three, thence along Lot No. 124, The Birches Three, Section Three, south 10 degrees 15 minutes 06 seconds West (Magnetic Meridian 1978) for 158.18 feet to an iron, thence along Lot No. 122, The Birches Three, Section Three, South 85 degrees 16 minutes 23 seconds West for 239.15 feet to an iron, thence along the easterly side of Deer Trail Drive, North 4 degrees 43 minutes 37 seconds West for 180.56 feet to an iron, thence along an easement arc on a curve to the right having a radius of 30.00 feet and an arc length of 47.12 feet to an iron on the southerly side of Wilson Court, thence along the southerly side of Wilson Court the following two courses and distances:

Containing 4.379 acres of land, more or less. Being Lot No. 26 as shown on the above described plan.

1) on a curve to the right having a radius of 260.00 feet and an arc length of 69.97 feet to an iron;
2) South 79 degrees 44 minutes 54 seconds East for 189.27 feet to the place of BEGINNING.

Title to said premises vested in Noel J. Squitieri and Barbara D. Bonner, husband and wife by Deed from William H. Baumgartner and Rena V. Baumgartner, husband and wife dated 02/19/2000 and recorded 02/22/2000 in the Monroe County Recorder of Deeds in Book 2075, Page 3917.

CONTAINING 1.133 acres more or less. UNDER AND SUBJECT to covenants, conditions and restrictions as of record.

Being known as 26 Old Sawmill Road, Kunkletown, PA 18058
 Tax Parcel Number: 13/87467
 Tax Pin Number: 13622803126092

BEING THE SAME PREMISES which Henry R. Kugelman and Margaret R. Kugelman, husband and wife, by deed dated 10/14/2004 and recorded 11/18/2004 in Book 2208 Page 1685 conveyed to Eli A. Moinester, as sole owner.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**NOEL SQUITIERI AKA
 NOEL J. SQUITIERI
 BARBARA BONNER AKA
 BARBARA D. BONNER**

**Pin #: 02634103216952
 Tax Code #: 02/6E/1/57**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ELANA RABINOWITZ,
 AS ADMINISTRATOR OF THE ESTATE OF ELI MOINESTER**

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

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 1500

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2060 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 , JULY 28, 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 State of Pennsylvania, designated, as Lot No. 17 on a map entitled "Fox Hollow Estates (Section One) Revised April 9, 1971", recorded in the Office for the Recording of Deed, etc., at Stroudsburg, Pennsylvania in Plat Book volume 14, page 91 and being further bounded and described as follows, to wit:

Beginning at an iron on the Westerly line of Charlotte Drive, said iron being the Northeasterly corner of Lot No. 22, as shown on the aforesaid map; thence along Lot No. 22, S 72 degrees 20 minutes 15 seconds W for 109.63 feet to an iron, said iron being the Southeasterly corner of Lot No. 18; thence along Lot No. 18 N 28 degrees 27 minutes 15 seconds W for 200.00 feet to an iron on the southerly line of lake View Lane; thence along the Southerly line of Lake View Lane, N 60 degrees 32 minutes 45 seconds E for 95.54 feet to a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 30 feet and an arc length of 49.67 feet to a point of tangency on the Westerly line of Charlotte Drive; thence along the Westerly line of Charlotte Drive, S 24 degrees 39 minutes 45 seconds E for 16.78 feet to the place of beginning. Containing 0.572 acres, more or less. M.M. 1968.

BEING known and numbered as 102 Charlotte Way, East Stroudsburg, PA 18302.

BEING the same property conveyed to Steven Perillo who acquired title by virtue of a deed from Steven J. Perillo and Steve Perillo a/k/a Steven Perillo, dated March 29, 2013, recorded June 13, 2013, at Deed Book 2421, page 7061, Monroe County, Pennsylvania records.

TAX CODE: 09/9A/1/25
PIN NO: 09732304948459

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JANA FRIDFINNSDOTTIR,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7331 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 , JULY 28, 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 lots or parcels of land situate on the Westerly side of Valley Road in Sun Valley, Chestnuthill Township , Monroe County, being known also as lots 746 and 747 on the plot plan of Michael Pollicelli, Registered Engineer, Drawing No. E-713, revision June 17, 1966, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Valley Road, said point being distant four hundred (400) feet North of the intersection of the Westerly side of Valley Road with the Northerly side of Sunset Road on a course of North eighteen degrees forty-two minutes West (N18-42W); thence along the Northerly line of lot 748 South seventy-one degrees eighteen minutes West (N71-18W) one hundred fifty (150) feet to a point; thence along the Easterly line of lot 707 and 706 North eighteen degrees forty-two minutes West (N18-42W) two hundred (200) feet to a point; thence along the Southerly line of lot 745 North seventy-one degrees eighteen minutes East (N17-18E) one hundred fifty (150) feet to a point in the Westerly line of Valley Road; thence along the Westerly side of said road South eighteen degrees forty-two minutes East (S18-42E) two hundred (200) feet to the place of beginning.

CONTAINING 30,000 square feet.

BEING Lots #746 and #747, Sun Valley.

BEING known and numbered as 1714 Valley Road a/k/a 1714 Upper Valley Road, Effort, PA 18330.

BEING the same property conveyed to Todd S. Miller and Lisa M. Miller, his wife, who acquired title by virtue of a deed from Federal Home Loan Mortgage Corporation, dated October 22, 1997, recorded October 24, 1997, at Deed Book 2041, Page 3235, Monroe County, Pennsylvania records.

TAX CODE: 02/15/2/40-82
PIN NO: 02633001261168

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TODD S. MILLER
LISA M. 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
KIMBERLY BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8432 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 , JULY 28, 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 in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown as Lot 79 on a plan titled "Fox Chapel, Major Subdivision, Final Plan", dated March 4, 2002, (last revised 10/14/05) as prepared by Quad3 Group of Wilkes-Barre, Pa., and recorded in Monroe County Plot Book 77, Page 303, more fully described as follows, to wit:

Beginning at a point on the Northerly right of way line Fox Trail Drive, said point being the most Easterly common corner of Lot 79 and Lot 80, as shown on the above mentioned plan;

Thence 1.) along said Fox Trail Drive, South 53 degrees 33 minutes 43 seconds West 81.14 feet to a point;

Thence 2.) by Lot 78, North 36 degrees 26 minutes 17 seconds West 146.29 feet to a point in line of lands designated as Open Space;

Thence 3.) by said Open Space, North 53 degrees 33 minutes 43 seconds East 81.14 feet to a point;

Thence 4.) by said Lot 80, South 36 degrees 26 minutes 17 seconds East 146.29 feet to the place of Beginning.

Being all of Lot 79, as shown on the above mentioned plan.

BEING known and numbered as 303 Freedom Lane, East Stroudsburg, PA 18301.

BEING the same property conveyed to Shari P. Maynard and Javon Maynard, wife and husband, who ac-

quired title by virtue of a deed from LTS Homes, LLC, dated October 21, 2013, recorded October 24, 2013, at Deed Book 2429, Page 3396, Monroe County, Pennsylvania records.

TAX CODE: 16/98542

PIN NO: 16730204925977

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SHARI P. MAYNARD A/K/A
SHARI MAYNARD
JAVON MAYNARD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JANA FRIDFINNSDOTTIR,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7461 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 , JULY 28, 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 piece of land and situate in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the northeast corner of Pine Road and the old public road leading from Effort to Wilkes-Barre, said Pine Road being twenty feet wide, and the said public road being forty feet wide; thence along the north side of said Pine Road North sixty degrees East two hundred twenty-four feet to a corner of Lot No. 6; thence along the west side of said Lot No. 6, North twelve degrees forty-two minutes West one hundred thirteen and seven-tenths feet to a corner of Lot No. 3; thence along the south side of said Lot No. 3, South eighty-two degrees twenty-three minutes West two hundred fifteen feet to a point on the east line of the public road, above mentioned; thence along the east line of said public road South twelve degrees forty-two minutes East one hundred ninety-four and eight-tenths feet to the place of Beginning. Being Lot No. 4 in Block "Q" of Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July, 1952.

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

Being the same premises that Theodore Llewellynn, an unmarried man by deed dated 03/28/06 and recorded on 04/06/06 in the office of Recorder of Deeds in and for Monroe County, at Book 2263 and Page 1861, and Instrument No. 200614424, conveyed unto Frederick H. Lee and Dawn Sharon Lee, husband and wife, Grantee herein.

Parcel No. 2/15/3/14-1

Pin No. 02632004839284

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAWN LEE A/K/A

DAWN SHARON LEE

FREDERICK LEE A/K/A

FREDERICK H. LEE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9110 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, JULY 28, 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 in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot #3, Block #3, on a map of the Mushroom Farm, as recorded in the Office of the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book #24 at Page 43, bounded and described as follows, to wit:

BEGINNING at an iron on the edge of a forty foot road known as Sherman Drive, also being the corner of Lot #2, Block #3.

THENCE S 67 degrees 08 minutes 10 seconds E for 174.63 feet along line of Lot #2, to an iron pin in line with Lot #9, Block #3

THENCE S 35 degrees 52 minutes 51 seconds W for 70.84 feet along line of Lot #9, Block #3, to an iron pin.

THENCE S 7 degrees 31 minutes 02 seconds W for 53.38 feet along line of Lot #8, Block #2, to an iron pin also being a corner of Lot #4, Block #3.

THENCE N 67 degrees 08 minutes 10 seconds W for 172.81 feet along line of Lot #4, Block #3, to an iron pin in Sherman Drive.

THENCE N 2 degrees 51 minutes 50 seconds E for 120.50 feet to the point of beginning on Sherman Drive. CONTAINING 0.460 acre.

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

Tax ID #03/4A/2/68

Pin #03635602953918

BEING THE SAME PREMISES which Audley H. Ritchie and Paula E. Ritchie, his wife, by deed dated 6/19/2006 and recorded 6/27/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed book 2272, page 4336 and Instrument #200627399, granted and conveyed unto Carlotta G. Augustine.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLOTTA G. AUGUSTINE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6022 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, JULY 28, 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 Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 112, Birch Briar Estates, Section Three, recorded in Plot Book Volume 59, page 231, being described as follows, to wit:

BEGINNING at an iron on the Westerly side of Whispering Hills Court, being also a corner of Lot No. 113, Birch Briar Estates, Section Three; thence along Lot No. 113, North 83 degrees, 43 minutes, 40 seconds West, (Magnetic Meridian) for 146.87 feet to an iron,

being a corner of Lot No. 114, Birch Briar Estates Section Three; thence along Lot No. 114, North 07 degrees, 35 minutes, 05 seconds West for 276.87 feet to an iron on the Southerly side of Russell Court; thence along the Southerly side of Russell Court, North 82 degrees, 23 minutes, 54 seconds East, for 112.00 feet to an iron; thence along an easement arc on a curve to the right having a radius of 40.00 feet and an arc length of 63.25 feet to an iron on the Westerly side of Whispering Hills Court; thence along the Westerly side of Whispering Hills Court for the following two courses and distances: (1) South 07 degrees, 36 minutes, 06 seconds East for 183.51 feet to an iron; (2) on a curve to the right having a radius of 323.11 feet and an arc length of 75.24 feet to the place of beginning.

UNDER AND SUBJECT TO covenants, easements, restrictions, and reservations appearing in the chain of title or otherwise visible upon the land.

CONTAINING 1.015 acres more or less.

TITLE TO SAID PREMISES VESTED IN H. Lloyd Weston giving by Cendant Mobility Financial Corporation, A Delaware Corporation dated June 24, 2004 recorded August 5, 2004 in book 2198 page 3260.

TAX CODE: 20/8K/2/112

TAX PIN: 20632104912858

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

H LLOYD WESTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3261 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 , JULY 28, 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 or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, BEING Lot No. 421 on the map or plan of Section E-III of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for said Monroe County in Plot Book No. 11 at Page No. 15,

bounded and described as follows, to wit: BEGINNING at an iron pipe in the northwesterly line of Selig Road and at the eastern-most corner of Lot No. 420; thence northwestwardly along the northwesterly line of Selig Road by a curve to the right having a radius of 3430 feet for an arc distance of 103.10 feet to another iron pipe at the southernmost corner of Lot No. 422; thence North 65 degrees 24 minutes 40 seconds West along the southwesterly line of Lot No. 422 (a line radial to said curve) for a distance of 200.66 feet to a point; thence South 25 degrees 49 minutes 15 seconds West for a distance of 97.06 feet to a point; thence South 63 degrees 41 minutes 20 seconds East along the Northeasterly line of Lot No. 420 (a line radial to said curve) for a distance of 201.29 feet to the iron pipe at the place of BEGINNING.

Parcel Identification No: 19/12E/1/23

Map #: 19-6306-04-73-3345

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Carole Schneider-Mana, by deed from EMC Mortgage Corporation, dated 11/29/2004, recorded 12.27.2994 in Book 2211, Page 7331.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLE SCHNEIDER-MANA, 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
 MARTHA E. VON ROSENSTIEL,
 ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8309 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 , JULY 28, 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 the westerly line of Township Road No. 439 (Haney Road), a common corner of Lot No. 20 and Lot No. 21 as shown on the plan titled "Final Plan Evergreen Lake Section 5, Clark H. George owner and developer", dated May 15, 1978 prepared by Robert G. Beers, R.S. #23669-E, and recorded June 7, 1978, in Plot Book Volume 36, Page 71;

THENCE, along said Westerly line to Township Road No. 439, South 12 degrees, 01 minutes, 11 seconds West, 95.35 feet to an iron pin, a point of curvature;

THENCE, by the same on a curve to the right having a radius of 100.00 feet for an arc length of 154.55 feet (chord bearing and distance being South 56 degrees, 17 minutes, 44 seconds West 139.62 feet) to an iron pin, a point tangency on the Northerly line of said Township Road No. 439;

THENCE, by Lot No. 22, North 10 degrees, 34 minutes, 16 seconds, East 211.54 feet to an iron pin on the Southerly line of the aforementioned Lot No. 20;

THENCE, by said Lot No. 20, South 74 degrees, 48 minutes, 55 seconds East, 233.13 feet to the place of Beginning.

CONTAINING 1.021 acres of land.

BEING Lot No. 21 as shown on the afore-recited plan.

TITLE TO SAID PREMISES VESTED IN Susan Helsel and Ronald Helsel, husband and wife, as joint tenants with right of survivorship dated June 25, 2007 in Book and page 2314/1430. By virtue of the death of Ronald Helsel on or about March 18, 2013, Susan Helsel became the sole owner of the premises as surviving joint tenant with the right of survivorship."

TAX CODE: 13/7B/1/3

TAX PIN: 13622802656992

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8096 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 , JULY 28, 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 THE LAND REFERRED to herein below is situated in the county of Monroe , state of Pennsylvania, and is described as follows:

BEGINNING at a point in the southwesterly side of Pocono court as shown on a certain map entitled "re-subdivision of lots 107, 108, 109, 117, 118 119, plan of Barton Glen; section 2; Jackson and Pocono township, Monroe county.

PENNSYLVANIA; scale: 1 inch 100 feet April 5, 1996' as prepared by Monroe engineering, Inc., Stroudsburg, Pennsylvania, said point of being a corner common to lots 107 and 119, thence,

1. Leaving said road and along said lot 107, south 34 degrees 56 minutes 30 seconds west 155.72 feet to a point on the line of lot 96, a corner common to lots 107 and 119 thence,

2. Along said lot 96, north 47 degrees 48 minutes 53 seconds west 176.28 feet to a point, a corner common to lots 95, 96, 119 and 120, thence,

3. Along said lot 120, north 75 degrees 41 minutes 47 seconds east 194.36 feet to a point on the

4. Southwesterly side of the aforementioned Pocono court, a corner common to lots 119 and 120, thence,

5. Along the same, south 49 degrees 49 minutes east 20.00 feet to the place of beginning.

BEING shown as lot 119 on the above mentioned map.

TITLE TO SAID PREMISES IS VESTED IN Matthew Zeigler and Caitlin Zeigler, h/w, by Deed from Matthew Zeigler and Caitlin Zeigler, f/k/a Caitlin Cristi, dated 02/22/2012, recorded 03/12/2012 in Book 2399, Page 2002.

TAX CODE: 08/1a/1/5

TAX PIN: 08637102750947

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

CAITLIN ZEIGLER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8685 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 , JULY 28, 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 townhouse unit, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Unit E on the attached exhibit titled, 'As-Built Map of Survey, Unit 56, Northslope III', dated October 3, 2003 as prepared by Frank J. Smith, Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pennsylvania, more fully described as follows, to wit:

Beginning at the most Northerly corner of Unit E, said corner being South 57 degrees 01 minutes 17 seconds East and distant 48.81 feet from centerline station 8 plus 0 in Lower Ridge View Drive;

Thence 1.) Through lands now or formerly of Northslope III and by Unit D, South 40 degrees 40 minutes 10 seconds East 30.00 feet to a point;

Thence 2.) Through said lands of Northslope III, South 49 degrees 19 minutes 50 seconds West 20.009 feet to a point;

Thence 3.) Through the same, North 40 degrees 40 minutes 10 seconds West 28.00 feet to a point;

Thence 4.) Through the same, North 49 degrees 19 minutes 50 seconds East 10.33 feet to a point;

Thence 5.) Through the same, North 40 degrees 40 minutes 10 seconds West 2.00 feet to a point;

Thence 6.) Through the same, North 49 degrees 19 minutes 50 seconds East 9.67 feet to the place of beginning.

Being all of Unit 56-E, as shown on the attached Plan. **TITLE TO SAID PREMISES IS VESTED IN** David M. Litjes, by Deed from C & M Homes, at Shawnee L.P., a Pennsylvania Limited Partnership by General Partner C&M Homes at Shawnee, LLC., dated 03/30/2004, recorded 05/02/2004 in Book 2189, Page 5608.

TAX CODE: 09/96791/56E

TAX PIN: 09733303309275E

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID M. LITJES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9377 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, JULY 28, 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 Condominium Unit situate, lying and being in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenance thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 Pa C.S.SS3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium, dated June 29, 1987 and recorded October 15, 1987, in Monroe County Record Book Volume 1583 at Page No. 913 more particularly described as Unit #F-138 in said Declaration aforesaid, and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 1.9230 percent interest in the Common Elements of this Condominium.

IT BEING THE SAME PREMISES which Frederick B. Collins and Mary Ann Collins, his wife, by indenture bearing date of August 29, 2002, did grant and convey unto Albert Rivera, Jr. and Vivian Rivera his wife and Christina Morales, said deed being recorded in the office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Volume 2130, Page 7312, reference being thereunto had the same will more fully and at large appear. **UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record.

Parcel #10/6/1/16-38

Pin No. 10635620716240

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MAHRAN ZAMANI A/K/A

MAHRAN ZAMANI A/K/A

METTRAN ZAMANI

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
RICHARD J. NALBANDIAN, III,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

Pennsylvania
JAMES V. FARERI, 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 7297 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 , JULY 28, 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 Smithfield** , Monroe County, Commonwealth of Pennsylvania, marked and designated as 506, as shown on "Plotting No. IV, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, in Plot Book No. 17 Page 85, bounded and described as follows, to wit:

BEGINNING at the common boundary line of Lots 506 and 507, at the southerly right-of-way line of Highland Terrace on Plotting No. IV of Lake Valhalla, Inc., thence from said point of beginning along Lot 507 south 30°31'30" East, 169.54 feet, to a point in line of Lot 508 of said subdivision; thence along the northerly line of Lot 508 South 80°52'30" West, 146.66 feet, to the common boundary line of Lots 505, 506, and 508; thence along the boundary line of Lot 505 North 37°34'50" West, 104.51 feet to the southerly right-of-way line of Highland Terrace; thence along the southerly right-of-way line of Highland Terrace on a curve to the left having a radius of 1657.02 feet for an arc distance of 28.92 feet to a point; thence continuing along said arc 121.12 feet to a point and place of beginning.

BEING the same premises which Kay M. Edstene by Deed dated August 1, 1989 and recorded on September 7, 1989 in the Office of the Recorder of Deeds in and for the county of Monroe, Stroudsburg, Pennsylvania in Book No. 1699, Page 1130, granted and conveyed unto Laurie Bennett.

TAX PARCEL NO.: 16/10B/1/92

PIN NO.: 16-7312-01-27-0549

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BARBARA A. MURPHY,
INDIVIDUALLY AND**

BARBARA A. MURPHY, ADMINISTRATOR OF THE ESTATE OF PATRICIA SMITH, 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1460 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 , JULY 28, 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, piece or parcel of land situate in the **Borough of Delaware Water Gap** , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of lands of Thomas E. Bridger, the northwesterly corner of lands conveyed by Edith Lambert to Willard Jennings by deed dated November 21, 1945, and recorded in Deed Book Vol. 152, Page 35; thence by lands of Willard Jennings South 14 degrees 15 minutes 17 seconds East 136.55 feet to a point i the center line of Cherry Valley Road (Pa. Legislative Route no. 45010); thence in and along the center line of Cherry Valley Road South 73 degrees 38 minutes 18 seconds West 159.67 feet to a point; thence by lands of Randall Ott North 17 degrees 21 minutes 40 seconds West (at 14.70 feet and at 74.64 feet passing iron pipes) 98.20 feet to an iron pipe; thence by lands of Thomas E. Bridger North 72 degrees 49 minutes 11 seconds East 51.89 feet to a point; thence by the same North 55 degrees 29 minutes 33 seconds East 120.50 feet to the place of **BEGINNING**. Prepared Dec. 8, 1972, by Edward C. Hess Associates, Inc., from survey.

PARCEL NO. 4/113307

PIN Number 04731012777312

BEING the same premises which Scott A. Smith and Tania M. Smith, husband and wife, by deed dated March 11, 1995 and recorded March 15, 1995 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania, in Book 1997, Page 1546 as Instrument No.: 000008 granted and conveyed unto Scott M. Smith and Tania M. Smith, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SCOTT A. SMITH

TANIA 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
STEPHEN M. HLADIK, ESQUIRE

Sheriff of Monroe County
 Pennsylvania
JESSICA N. MANIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10237 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

By 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 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 , JULY 28, 2016

Thursday , JULY 28, 2016

AT 10:00 A.M.

AT 10:00 A.M.

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

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

ALL THAT CERTAIN lot or parcel of land situate in the township of ross, county of Monroe and state of Pennsylvania, designated as lot twenty-seven on a map of Ridgewood as recorded in the office for the recording of deeds, etc, in and for the county of Monroe at Stroudsburg, Penna. in map file 59-155, bounded and described as follows, to wit:

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. 8, Ridgeview Estates, recorded in Plot Book Volume 60, Page 9, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a cul-de-sac at the end of Oakwood Court, said point being also a corner of lot twenty-eight, thence along lot twenty eight and along lot twenty-nine, north 54 degrees 02'23" east 275.00 feet to a point, said point being also a corner of lot thirty-one, thence along the said lot thirty-one south 35 degrees 57'37" east 364.79 feet to a point, said point being in line of lands now or formerly of Ernest Hofer and also being a corner of lot twenty-six, thence along lot twenty-six, north 78 degrees 31'23" west 435.27 feet to a point on the edge of the above mentioned cul-de-sac on a curve to the left with a radius sixty feet for 49.68 feet to the point of beginning.

BEGINNING at an iron on the Northeasterly side of Woodstock Drive, being also an iron in line of lands of the Jelliffe Corporation, thence along Woodstock drive N 29 degrees 09 minutes 57 seconds W (magnetic meridian) for 162.14 feet to an iron, a corner of Lot No. 9, Ridgeview Estates, thence along Lot No. 9, N 60 degrees 50 minutes 03 seconds E for 350.00 feet to an iron in line of lands of Joseph P. Verni, thence along lands of Joseph P. Verni, S 29 degrees 09 minutes 57 seconds E for 145.14 feet to an iron in line of lands of the Jelliffe Corporation, thence along lands of the Jelliffe Corporation, S 58 degrees 03l minutes 16 seconds W for 350.41 feet to the place of beginning.

CONTAINING 1.369 acres

CONTAINING 1.234 acres more or less.

Being Known As 27 Oakwood Court, Saylorsburg, PA 18353

BEING known and numbered as 1266 Woodstock Drive fka 8 Woodstock Drive aka 8 Woodstock Drive West, Saylorsburg, PA 18353.

BEING the same premises which Leonard C. Maletta and Barbara Maletta, his wife by Deed dated August 8, 2003 and recorded August 29, 2003 in the Office of the Recorder of Deeds in and for Monroe county in Deed Book 2165 Page 4591, granted and conveyed unto Buonforte and Karen Jean Buonforte, his wife.

BEING the same property conveyed to Richard E. Zwack and Kristina L. Zwack, as tenants by the entirety, who acquired title by virtue of a deed from Northland Development Corporation, dated May 24, 1994, recorded May 24, 1994, in Deed Book 1953, Page 1588, Monroe County, Pennsylvania records.

TAX ID: 15/8B/4/27

TAX CODE: 02/116636

PIN: 15-6256-01-49-0616

PIN NO: 02626800027112

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH BUONFORTE AND
 KAREN JEAN BUONFORTE**

**RICHARD E. ZWACK
 KRISTINA L. ZWACK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Todd A. Martin

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 300 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, JULY 28, 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 State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northwesterly line of Rena Drive, said point being the most easterly corner of Lot No. 209 as shown on a map entitled "Laurel Acres" revised 26 June 1974;

Thence along the Lot No. 209 North 33 degrees 53 minutes 03 seconds West 290.39 feet to a point, said point being the southwesterly corner of Lot No. 205 as shown on said map;

Thence, along Lot No. 205 and along Lot No. 206, North 66 degrees 35 minutes 04 seconds East 162.71 feet to a point being the most westerly corner of Lot No. 207 as shown on said map;

Thence, along Lot No. 207 South 33 degrees 53 minutes 03 seconds East 260.83 feet to a point on the northwesterly line of Rena Drive.

Thence, along the northwesterly line of Rena Drive, South 56 degrees 06 minutes 57 seconds West, 160.00 feet to the place of beginning.

BEING THE SAME PREMISES WHICH Christopher Buccino, by Deed dated November 7, 2005 and recorded November 10, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2247, Page 5101, granted and conveyed unto Alfred Waldman and Joan Waldman.

Improvements: Residential property

Tax Code No. 13/1/3/27

Pin # 13623801186359

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALFRED WALDMAN
JOAN WALDMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3055 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, JULY 28, 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. 235, Birch Brier Estates, Section Seven, as shown on a plan of lots recorded in the Office of the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 59, Page 146, being described as follows:

BEGINNING at an iron on the westerly side of Poplar Creek Lane, being also a corner of Lot No. 234, Birch Brier Estates, Section Seven, thence along Lot No. 234, S 47 degrees 00 minute 00 second W (Magnetic Meridian) for 290.00 feet to an iron in line of lands of Marketing Technology, Inc., thence along lands of Marketing Technology, Inc., N 48 degrees 46 minutes 20 seconds W for 150.76 feet to an iron, being also a corner of Lot No. 238, Birch Brier Estates, Section Seven, thence along Lot No. 238 and the westerly side of Poplar Creek Lane, thence along the westerly side of Poplar Creek Lane, S 43 degrees 00 minute 00 second E for 150.00 feet to the place of BEGINNING.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES VESTED in Marvin Leonard, Jr. and Diana Y. Roman, joint tenants with right of Survivorship, dated 10/20/2003, recorded 10/24/2003 in Book 2171, Page 7514.

TAX CODE: 02/14H/1/35

TAX PIN: 02633001373160

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARVIN LEONARD, JR
DIANA Y. ROMAN A/K/A
DIANA LEONARD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Pennsylvania
**JANA FRIDFINNSDOTTIR,
 ESQUIRE**

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5308 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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6686 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, JULY 28, 2016
 AT 10:00 A.M.**

**Thursday, JULY 28, 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

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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN message known as 54 Borough Street and lot, tract parcel or piece of land situate in the 4th Ward of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner twenty five feet from the center of a Township Road (formerly Route 611) said point being a corner of Lot No. 1 and also being North fifty two degrees fourteen minutes West one hundred fifteen feet along said Road from lands of L. Burke; Thence along Lot No. 1 South thirty seven degrees forty six minutes West two hundred feet to an iron pin corner; thence along other lands of the grantors hereof North fifty two degrees fourteen minutes West one hundred feet to a cross on a rock for a corner; to an iron pin corner twenty five feet from the center of the said Road; thence along the same South fifty two degrees fourteen minutes East one hundred feet to the place of **BEGINNING**.

BEGINNING at a post on the South side of Borough Street one hundred sixty feet from the intersection of the Easterly line of Fulton Street with the Southerly line of Borough Street, THENCE along the South side of Borough Street North sixty-two degrees forty-five minutes East forty feet to a post; thence by Lot No. 33 on map of lots hereinafter referred to South twenty-seven degrees fifteen minutes East one hundred fifty feet to a post; thence South sixty-two degrees forty-five minutes West forty feet to a post; thence by Lot No. 31, being other property of now or late Bertram Allen and Grace Smith, North twenty-seven degrees fifteen minutes West one hundred fifty feet to the place of **BEGINNING**. **BEING** Lot No. 32, Section A, as shown on map of Lots of Borough Park Addition recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, in and for the County of Monroe, in Plat Book 1B, page 175.

BEING Lot No. 2 on "Map of Lots o Old 611 Drive, Joseph Rice, Owner and Developer", intended to be filed in the office hereinafter mentioned.

BEING THE SAME PREMISES which Susie a. Umphrey and Eugene E. Umphrey, Jr., her husband, by deed dated 04/03/1982 and recorded 04/14/1982 in Book 1176 Page 216 conveyed to Daniel Lewis Umphrey and Pamela Jean Umphrey, his wife.

BEING known and numbered as 412 Hemlock Drive, f/k/a 370 Hemlock Drive, Tobyhanna, PA 18466.

Pin #: 05730115646027

BEING the same property conveyed to Kirk Lawrence Wilkerson who acquired title by virtue of a deed from Frank S. Struck, dated September 24, 2010, recorded November 18, 2010, at Deed Book 2379, Page 916, Monroe County, Pennsylvania records.

Tax Code #: 05-4/1/16

TAX CODE: 03/7/1/39-2

PIN NO: 03635703113144

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KIRK LAWRENCE WILKERSON

PAMELA JEAN UMPHREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

DANIEL LEWIS UMPHREY

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Todd A. Martin

Sheriff of Monroe County

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2052 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, JULY 28, 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 Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the northerly side of a proposed road having a minimum width of forty feet extending through lands of Mountain Manor Estates, Inc., in a westerly direction to the public road leading from Brushy Mountain to Craigs Meadows from which a pipe at the eighth corner of lands conveyed by W. Adolph Rake, et al., to Mountain manor, Inc., by deed dated December 30, 1958 and recorded in Deed Book Volume 250, Page 78, bears South two degrees twenty-two minutes West distant one hundred eleven and eighty-one one-hundredths feet, thence along the northerly side of said proposed road South sixty-five degrees forty-eight minutes West two hundred feet to a pipe; thence by lands of Mountain Manor Estates, Inc., of which this lot was formerly a part, North twenty-four degrees twelve minutes West two hundred feet to a pipe; thence by the same South twenty-four degrees twelve minutes East two hundred feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Mountain Manor Development Company, LLC, by Deed from John M. Hood, unmarried, dated 08/31/2007, recorded 09/04/2007 in Book 2315, Page 2915.

TAX CODE: 16/6/1/33-1

TAX PIN: 16731300902357

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MOUNTAIN MANOR DEVELOPMENT COMPANY, LLC
LAWRENCE T. SIMON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 8946 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, JULY 28, 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 situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a fence post for a corner in line of land of Fred Krummell a corner also of other lands of Archibald A. Snow, thence along land of said Fred Krummell North 43-1/2 degrees West 77 feet to a chestnut stump, thence by the same North 67 degrees West 390 feet to an iron pipe in the State Road leading from Mountainhome to LaAnna; thence in and along said road North 25 degrees 50 minutes East 99 feet to a post; thence by other land of Archibald A. Snow of which this lot was formerly a part, South 67 degrees East 455 feet more or less to a post in line of other land of Archibald A. Snow said post being in line on a course of South 20-1/2 degrees West from a corner of lot previously sold to Henry Storm; thence in and along said line South 20-12 degrees West 125 feet more or less to the place of beginning.

BEING THE SAME PREMISES which Polychronis Pipiliangas and Janice Pipiliangas, k/n/a Janice Hoffman, by deed dated 5/3/2007 and recorded 5/4/2007 in Book 2304 Page 4494 conveyed to Janice Hoffman, single and Dana P. Ranney, single.

Pin #: 01638704462632

Tax Code #: 01/14/1/53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JANICE HOFFMAN
DANA P. RANNEY A/K/A
DANA RANNEY
MORTGAGOR(S) AND
RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Pennsylvania
JEREMY J. KOBESKI, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8316 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, JULY 28, 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 Commonwealth of Pennsylvania, being Lot No. D-29 and the E 20 feet on Lot No. D-28, as shown on Map titled 'Robin Hood Lake', dated April 29, 1958, prepared by W.D. Kitson, Registered Surveyor, said piece of land bounded and described as follows:

Beginning at a point in the centerline of Robin Hood Drive (33 feet in width), said point being distant 460 feet on a course of North 78 degrees 56 minutes East, from the point of intersection of the said center line of Robin Hood Drive with the Easterly line of Mountain Lane (20 feet in width); thence running from said beginning point along the said centerline of Robin Hood Drive, North 78 degrees 56 minutes East, 81.75 feet to a point of curvature; thence along a curve to the right having a radius of 30 feet for an arc distance of 49.95 feet to a point in the centerline of East Sherwood Drive (33 feet in width); thence along the said centerline of East Sherwood Drive, South 5 degrees 40 minutes East, 127.74 feet to a point; thence along the Northerly line of Lots Nos. D-30 and D-31, South 78 degrees 56 minutes West, 99.6 feet to point; thence running through Lot No. D-28, North 11 degrees 4 minutes West, 160 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Samuel S. Allen, by Deed from Fillippa Allen, dated 04/13/2007, recorded 04/13/2007 in Book 2302, Page 2266.

TAX CODE: 13/10/2/232

TAX PIN: 13621905293305

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 SAMUEL S. ALLEN A/K/A
 SAMUEL ALLEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 266 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 JULY 28, 2016
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL those two certain tracts or pieces of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, and being known as 810 Church Street, Stroudsburg, Pennsylvania 18360. Parcel No. 17/12/1/33 & 17/12/1/32

Pin No. 17730005094740 & 17730005094701

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$157,012.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of John F. Rossi, Deceased Mortgagor and Real Owner, Elaine Higgins, Known Surviving Heir of John F. Rossi, Deceased Mortgagor and Real Owner, Jessie Schaefer, Known Surviving Heir of John F. Rossi, Deceased Mortgagor and Real Owner, Laura Garry, Known Surviving Heir of John F. Rossi, Deceased Mortgagor and Real Owner, Maria Ferrari, Known Surviving Heir of John F. Rossi, Deceased Mortgagor and Real Owner, and Gary Rossi, Known Surviving Heir of John F. Rossi, Deceased Mortgagor and Real Owner
 McCabe, Weisberg and Conway, P.C., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA FERRARI KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

LAURA GARRY KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

ELAINE HIGGINS KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

JESSIE SCHAEFER KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

GARY ROSSI KNOWN SURVIVING HEIR OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

UNKNOWN SURVIVING HEIRS OF JOHN F. ROSSI, DECEASED MORTGAGOR AND REAL OWNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
JOSEPH F. RIGA, Esquire

RICHARD J. NALBANDIAN III,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, July 8, July 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1111 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, JULY 28, 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 State of Pennsylvania and being more particularly described as follows:

BEING all of Lot 5902 in Section RR-1 as shown and designated on plan of Indian Mountain Lakes Section RR-1, made by Leo Achterman, Jr. Civil Engineer and Surveyor dated January 11, 1982, and recorded January 13, 1984, at the Recorder of Deeds for Monroe County in Map Book 53 page 109.

Being Lot No. 5902 Section RR-1 as shown on Plotting of Indian Mountain Lake Development Corp made by Leo A. Achterman Jr. dated January 11, 1982.

BEING THE SAME PREMISES which became vested in Donald S. Kishbaugh by deed from George J. DeSanto and Judith A. DeSanto dated July 15, 2004, recorded July 20, 2004 in the Monroe County Recorder of Deeds Office in Record Book 2196 at page 6962.

ALSO BEING THE SAME PREMISES WHICH Indian Mountain Lake Development Corp., by deed dated December 15, 1993 and recorded December 20, 1993, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 1927, Page 227, granted and conveyed unto George J. DeSanto and Judith A. DeSanto in fee.

Being Tax Map No. 20/8K/1/131

Pin #20632103325939

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3397 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, JULY 28, 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 parcel of land situate in the Township of Coolbaugh, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Lot No. 66 Section A, Tax Code 3/7A/1/72 as shown on the Map of Pocono Farms, on file in the Recorder's Office of Monroe County, Pennsylvania, in Plat Book 11 Page 119.

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

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the revisions and remainders, rents, issues, and profits thereof; and also, all the estate right, title, interest, property, claim, and demand whatsoever, of them, the said grantors in law, or equity, or otherwise howsoever, of, in, to, or out of the same.

BEING known and numbered as 104 Spruce Circle, f/k/a 66 Spruce Circle, Tobyhanna, PA 18466.

BEING the same property conveyed to Dawn Thompson and Barrington Mullings, as joint tenants with the right of survivorship and not as tenants in common, who acquired title by virtue of a deed from Precision Home Builders, Inc., dated December 15, 2005, recorded December 21, 2005, at Deed Book 2252, Page 2076, Monroe County, Pennsylvania records.

TAX CODE: 03/7A/1/72

PIN NO: 03635702860038

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DAWN THOMPSON
BARRINGTON MULLINGS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8703 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, JULY 28, 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 No. 104 on the map or plan bearing title or legend 'Section A, Alpine Lake, Pocono Township, Monroe County, Pa. Scale 1"=100' 16 June 1964 Revised 24 July, 1964 Leo A. Acherman, Jr. P.E. East Stroudsburg, Pa' bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southwesterly line of Alpine lake Eat, said iron pipe being the most northerly corner of Lot No. 103 as shown on map entitled "Section A, Alpine Lake, Pocono Township, Monroe County, Pa., revised 16 June 1965" thence along the said Lot No. 103 as shown on said map, South 44 degrees 37 minutes 10 seconds west 193.50 feet to an pipe; thence along Lot No. 117 as shown on said map, North 45 degrees 22 minutes 50 seconds west 100.00 feet to an iron pipe; thence along Lot No. 105 as shown on said map, North 44 degrees 37 minutes 10 seconds East 193.68 feet to an pipe; thence along the southwesterly line of Alpine Lake East as shown on said map. South 45 degrees 16 minutes 40 seconds East 100.00 feet to the place of **BEGINNING**.

BEING THE SAME PREMISES which Jeffrey Schuler an Patricia Schuler, husband and wife and Ruth M. Eddy, unmarried widow, by deed dated 4/7/1998 and recorded 5/25/2001 in Book 2096 Page 9503 conveyed to Jeffrey Schuler.

Pin #: 12638403008755

Tax Code #: 12/4A/1/74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEFFREY SCHULER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 8668 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, JULY 28, 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 Middle Smithfield, County Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southerly right-of-way line of Deer Track Drive, as shown on a map entitled 'Subdivision Plat, Section 2, Deer Track' recorded in Plat Book Vol. 58, Page 190; thence along said Southerly right-of-way line of Deer Track Drive, South 84 degrees 09 minutes 30 seconds East 150.00 feet to an iron pipe; thence along Lots 27 and 25 South 05 degrees 50 minutes 30 seconds West 393.49 feet to an iron pipe; thence along lands of C.C. Bush, North 58 degrees 06 minutes 21 seconds West 166.97 feet to an iron pipe; thence along remaining lands of Daniel Sidorick, North 05 degrees 50 minutes 30 seconds East 320.16 feet to the place of **BEGINNING**.

BEING all of Lot 28 as shown on the above described map.

TITLE TO SAID PREMISES IS VESTED IN August Muller and Ruth E. Muller, his wife, by Deed from Jeanne D. Sidorick, widow, dated 03/10/1987, recorded 03/10/1987 in Book 1541, Page 1503.

August Muller was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of August Muller's death on or about 10/09/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 9/10D/1/30

TAX PIN: 09732401175323

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUTH E. MULLER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Pennsylvania
JESSICA N. MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5537 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, JULY 28, 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. 1:

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 462, Section "J", as shown on map of A Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume 22, Pages 11, 13, 15 and 17.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear in the chain of title.

PARCEL NO. 2

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. 461, Section "J", as shown on map of A Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume 22, Pages 11, 13, 15 and 17.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear in the chain of title.

Being Known As: 9437 Juniper Drive, Tobyhanna, PA 18466

TAX ID: 03/9C/1/363

PIN: 03635919528246

BEING the same premises which Linda d. Leak, f/k/a Linda D. Glasco, by Deed dated September 14, 2005 and recorded September 27, 2005 in the Office of the Recorder of Deeds in and for Monroe county in Deed Book 2241 Page 4755, granted and conveyed unto Linda D. Leak.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LINDA D LEAK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 4757 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, JULY 28, 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, 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 south-westerly corner of Lot No. 113; Thence along the southerly line of Lots No. 115, 116, and 118 South sixty-four degrees forty-four minutes West two hundred and fifty-two feet to a point; thence South thirty-two degrees East one hundred fifty and one-tenth feet to a point; thence North sixty-two degrees twenty-one minutes East two hundred forty-nine and seven-tenths feet to a point in the middle of the above mentioned right-of-way; 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.

BEING Lot No. 109E

BEING THE SAME PREMISES WHICH Joseph A. Sciabica and Bridget L. Sciabica, by Deed dated June 30, 2006 and recorded July 5, 2006 in the Office of the Recorder of Deeds, in and for Monroe county, in Record book Volume 2273, Page 1898, granted and conveyed unto Miguel Velez a/k/a Miguel A. Velez

Improvements: Residential property

Tax Code No. 09/10/2/44-4

Pin #09732403243448

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MIGUEL VELEZ A/K/A

MIGUEL A. VELEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
AMANDA L. RAUER, ESQUIRE

Sheriff of Monroe County
 Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 519 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, JULY 28, 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 townhouse residence and appurtenant land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being identified as Unit D of Cluster Building 4, Section 1, Chateau Mont DeVille Townhouse Development as shown on Plot Plan of same approved by the Middle Smithfield Township Planning Commission and the Middle Smithfield Board of Supervisors and recorded in the Monroe County Recorder's Office in Plot Book 34, Page 33, said map having been prepared by Edward C. Hess Associates, Inc.

BEING known and numbered as 1258 Chateau Drive, Bldg 4, Unit D, East Stroudsburg, PA 18302.

BEING the same property conveyed to Linda C. Moody-Brown who acquired title by virtue of a deed from Paul A. and Patricia K. Schmid, husband and wife, tenants by the entirety as to a one-third (1/3) interest; William P. Schmid and Maria Schmid, husband and wife, tenants by the entirety as to a one-third (1/3) interest; and Paul Allen Schmid and Melonie A. Schmid, husband and wife, tenants by the entirety as to a one-third (1/3) interest, each one-third (1/3) interest as tenants in common as to the other one-third (1/3) interests, dated March 15, 2010, recorded April 13, 2010, at Deed Book 2369, Page 1786, Monroe County, Pennsylvania records.

TAX CODE: 09/10C/2/17

PIN NO: 09733401084508B4D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LINDA C. MOODY-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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6399 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, JULY 28, 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 Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the easterly side of Wallace Street, said stake being also the northerly corner of Lot No. 5, Section H, as shown on the hereinafter referred to plan or map of lots; thence along the easterly side of Wallace Street North twenty degrees twenty five minutes East forty feet to a stake, the westerly corner of Lot No. 7, Section H; thence along said Lot No. 7, South sixty nine degrees thirty five minutes East one hundred thirty six and five-tenths feet to a stake, the southerly corner of Lot No. 7; thence South twenty one degrees twenty five minutes West forty feet to a stake, the easterly corner of Lot No. 5 above referred to; thence along Lot No. 5, North sixty nine degrees thirty five minutes West one hundred thirty five and eight-tenths feet to the easterly side of Wallace Street, the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Lydia M. Medero and Terrence A. Rohatsch, as joint tenants with right of survivorship, by Deed from William H.E. Clark and Kristen S. Clark, his wife, dated 04/07/2008, recorded 04/10/2008 in Book 2331, Page 491.

TAX CODE: 18-2/1/6/16

TAX PIN: 18730119516641

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TERRENCE A. ROHATSCH

LYDIA M. MEDERO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Pennsylvania
HARRY B. REESE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5423 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 , JULY 28, 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 236, Birch Hollow Estates, Section Four, recorded in plot book volume 53, page 1 being described as follows, to wit:

Beginning at an iron pin on the southeasterly side of Sky Hi Terrace being also a corner of Lot No. 235, Birch Hollow Estates, Thence along lot no. 235, Birch Hollow Estates, South 37 degrees 17 minutes 0 seconds west (Magnetic Meridian 1966) for 343.41 feet to an iron, thence along lands of Indian Mountain Lake, North 17 degrees 57 minutes 0 seconds west for 255.32 feet to an iron, thence along lot No. 237 Birch Hollow Estates, North 59 degrees 20 minutes 0 seconds east for 238.68 feet to an iron, thence along the southeasterly side of Sky Hi Terrace on a curve to the left having a radius of 320.00 feet and an arc length of 123.15 feet to the place of beginning.

BEING THE SAME PREMISES WHICH Carolann Stevenson by Deed dated February 9, 2007 and recorded March 14, 2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2299, Page 1461, granted and conveyed unto Brian r. O'Connor.

Improvements: Residential property
Tax Code No. 2/17B/1/236
Pin #02632002578036

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRIAN R. O'CONNOR
LAUREL 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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8214 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 , JULY 28, 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 Tobyhanna** , County of Monroe and Commonwealth of Pennsylvania, Being Lot 401 on a plan titled 'Map of Subdivision of Lands of Issac Miller' recorded in Plot Book Volume 10, Page 93 (also recorded in Plot Book Volume 36, Page 103), being more fully described as follows, to wit:

BEGINNING at a point on the South side of Old Sullivan Road, said point being the Northwest corner of the herein described lot; thence along the South side of Old Sullivan Road South 84 degrees, 36 minutes East (Magnetic Meridian) 105 feet to a point; thence along Lot 402 on the above recited plan South 06 degrees 34 minutes West 171 feet to a point; thence along Lots 426 and 427 on the above recited plan North 57 degrees 44 minutes 10 seconds West 168 feet, more or less, to a point; thence along the easterly side of a 40.00 foot wide road as shown on the above recited plan North 32 degrees 15 minutes 50 seconds East 106 feet to the place of **BEGINNING.**

TITLE TO SAID PREMISES IS VESTED IN Blaine R. Miller and Janice C. Miller, h/w, by Deed from Kenneth G. Custred, Sr. and Rose J. Custred, h/w, dated 03/16/2009, recorded 03/18/2009 in Book 2350, Page 3417.

TAX CODE: 19/2/2/12
TAX PIN: 19635403034290

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BLAINE R. MILLER
JANICE C. 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
PAUL CRESSMAN, ESQUIRE

Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6331 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 , JULY 28, 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, State of Pennsylvania, being Lot No. 104, Birch Hollow Estates, Section Two, recorded in Plot Book Volume 51, page 37, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly side of Long Leaf Drive, thence along the southerly side of Long Leaf Drive, North 82 degrees 7 minutes 20 seconds East (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 103, Birch Hollow Estates South 7 degrees 52 minutes 40 second East for 292.00 feet to an iron, thence along Lot No. 89, Birch Hollow Estates, South 82 degrees 7 minutes 20 seconds West for 150.00 feet to an iron, thence along Lot No. 105, Birch Hollow Estates, North 7 degrees 52 minutes 40 seconds West for 292.00 feet to the place of BEGINNING.

**CONTAINING 1.005 acres, more or less.
 TITLE TO SAID PREMISES IS VESTED IN James H. Abrams and Doris Abrams, h/w, by Deed from RidgeField Homes, Inc., a Pennsylvania Corporation, dated 12/22/1997, recorded 12/23/1997 in Book 2043, Page 3891.**

**TAX CODE: 02/17B/1/104
 TAX PIN: 02632004645010**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES H. ABRAMS
 DORIS M. ABRAMS A/K/A
 DORIS ABRAMS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of 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 8090 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 , JULY 28, 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 Chestnuthill, County of Monroe and State of Pennsylvania marked and designated as Lot No. 45, Section 4, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County Pennsylvania made by VEP & Associates and recorded in Monroe County Pennsylvania in Plot Book No. 33, page 35.

BEING Parcel Number 6331-04-80-2028 BEING the same premises which Todd A. Martin Sheriff of Monroe County by Deed dated 3/22/2005 and recorded 3/22/2005 in Monroe County in Deed Book 2219 page 7419 conveyed unto The CIT Group, Consumer Finances Inc, in fee.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions, and covenants as contained in price deeds in the chain of title.

Title to said premises is vested in Elizabeth Rios and Andres Capurro, husband and wife, by deed from The CIT Group/Consumer Finances Inc. dated May 18, 2005 and recorded May 18, 2005 in Deed Book 2236, Page 4239.

**Parcel No. 2.14E/1/121
 Pin No. 02633104802028**

Being Known As: 45 Blue Ridge Drive, Effort, Township of Chestnuthill, Monroe County, PA 18330.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELIZABETH RIOS
 ANDRES CAPURRO**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6691 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, JULY 28, 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 being situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 4, as set forth on Final Plan, Subdivision of Lands of Mary J. Young "Young Estates", being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, Pages 165, 167 and 168.

Together with all and singular the improvements, ways, streets, alleys driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever of, in, and to the same and every part thereof.

Fee Simple Title Vested in Ian S. Mitchell and Dawn M. Mitchell, husband and wife by deed from, Bruce N. George and Wanda George, husband and wife, dated 10/25/2005, recorded 10/27/2005, in the Monroe County Recorder of deeds in Deed Book 2245, Page 5280.

PARCEL NO: 7/98146

PIN 07626800924438

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAWN M. MITCHELL AND
IAN S. MITCHELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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 10859 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, JULY 28, 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 piece of a 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 in the center of Pennsylvania Route 447, being a point in common with lands now or formerly of Domenick Di Falco; thence along the center of said Route 447 the following four courses and distances (1) North 40 degrees 19 minutes East 149 feet; (2) North 37 degrees 59 minutes East 50 feet; (3) North 34 degrees 39 minutes East 50 feet; (4) North 27 degrees 46 minutes East 56.9 feet; thence by land formerly of Mary Resse, South 69 degrees 38 minutes East 384.7 feet to a point; thence south 40 degrees 19 minutes West 440.2 feet to a point; thence North 49 degrees 41 minutes West 340 feet to the place of beginning.

Containing 3.03 acres, more or less.

HAVING erected thereon a dwelling known as 3125 Creek Road a/k/a 3994 Route 447, Cresco, PA 18326.

Parcel No. 14/9/1/13

Pin No. 14639601372068

BEING the same premises which Designer Homes, Inc., Deed dated 12/3/01 and recorded 12/3/01 in the Recorder of Deeds Office in and for Monroe county in Deed Book 2109, page 8884, granted and conveyed unto Robert Owen Baker.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT OWEN BAKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9262 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

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

**Thursday , JULY 28, 2016
 AT 10:00 A.M.**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2514 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 , JULY 28, 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

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

ALL THE FOLLOWING lot, piece or parcel of land situate, lying and being in the **Township of Coolbaugh** in the Development of Pocono Forest Developments, Inc., County of Monroe and State of Pennsylvania; to wit:

ALL THE FOLLOWING lot situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 6, as shown on 'Subdivision Plot of lands of Merlyn Trued', Hamilton Township, Monroe County, PA., made by Robert E. Felker, R.S. and recorded at the office of the Recorder of Deeds etc. in and for said County and State in Plot Book No. 15, page 83.

LOTS Nos. 32 through 41, Block No. 5, as shown on the survey and original Plat of Pocono Gardens Plot No. 1 known as Ammerman Plot, Monroe County, Pennsylvania, made by a registered surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 2, at Page 107, reference being made thereto for a more particular description of the lot or lots hereinbefore described herein conveyed.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

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

BEING THE SAME PREMISES WHICH George Lehet, by Deed dated 7/23/2007 and recorded 8/1/2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2312, Page 4942, granted and conveyed unto Luis Perez.

BEING THE SAME PREMISES WHICH Donna M. Zym, by Deed dated 8/4/2005 and recorded 8/18/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2236, page 7720, granted and conveyed unto Michael J. Hubertz and Caroline Hubertz.

Improvements: Residential property
 Tax Code No/ 03/17/19
 Pin #03-6319-04-63-6727

Improvements: Residential property
 Tax Code No. 07/14/2/24
 Pin #07-6370-03-21-5264

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL J. HUBERTZ
 CAROLINE HUBERTZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3885 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 , JULY 28, 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, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

LOT 4, BLOCK A-1702, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Seventeen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, Scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 25, Page 23, on January 17, 1975.

HAVING erected thereon a dwelling known as HC 88 Box 545, Pocono lake, PA 18347 n/k/a 2095 Lehigh Drive, Pocono Lake, PA 18347.

**Parcel No. 03/19B/1/10
Pin No. 03539716920614**

BEING the same premises which Lance Mirkin, Deed dated 3/31/09 and recorded on 4/2/09 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2351, Page 1397, Instrument #200907700, granted and conveyed unto Bradley D. Stout, Jr. and Amanda Stout.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRADLEY D. STOUT, JR
AMANDA STOUT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LOIS M VITTI, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7425 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 , JULY 28, 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 Commonwealth of Pennsylvania, designated as Lot No. 18, Phase III, Brae Hill 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 67, Page 153.

BEING the same premises which Allen Laired, Jr., by Deed dated October 4, 2000, and recorded October 12, 2000 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, as Stroudsburg, Pennsylvania, in Record Book Volume 2085, Page 5982, granted and conveyed unto Vernon L. Montague and Sharon M. Montague, Grantors hereof, in fee.

Title to said premises is vested in Gregory Simon and Charmaine Nolan by deed from Vernon L. Montague and Sheron M. Montague dated January 23, 2004 and recorded February 4, 2004 in Deed Book 2181, page 1500.

**Parcel No. 08/89740
Pin No. 08635200428252**

Being Known As: 18 Brae Way, Reeders, Township of Jackson, Monroe County, PA 18352

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GREGORY SIMON
CHARMAINE NOLAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9692 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 , JULY 28, 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 Monroe County, Commonwealth of Pennsylvania, and designated as: All that certain lot or piece of land situate in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being designated as Lot Nos. 1417 and 1418, Section III, Pocono Farms East, 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 Plat Book Volume 16, Page 117.

Being Known As: 1417 Oberon Road n/k/a 3316 Oberon Road, Tobyhanna, PA 18466

TAX CODE:03/4C/1/39

PIN NO.: 03636601171466

TITLE TO SAID PREMISES IS VESTED IN Darren B. Santiago by deed from Davis S. Wengerd and Emma L. Wengerd dated 02/11/2004 recorded 02/12/2004 in Deed Book 2181 Page 7502.

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DARREN SANTIAGO A/K/A DARREN B. SANTIAGO, LAST RECORD OWNER
JOAN SANTIAGO, KNOWN HEIR OF DARREN SANTIAGO A/K/A DARREN B. SANTIAGO
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8882 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 , JULY 28, 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 Tunkhannock** , County of Monroe, and the Commonwealth of Pennsylvania, being Lot No. 7, Section 1, as shown on map of Tunkhannock Trails, recorded in the Monroe County recorder's office at Stroudsburg, Pennsylvania, in Plot Book Volume 32, Page 87 and 89.

BEING THE SAME PREMISES which Classic Quality Homes, Inc a Corporation existing under the law of the Commonwealth of Pennsylvania, by deed dated 3/28/2013 and recorded 04/04/2013 in Book 2418 Page 1359 conveyed to Roger Pflieger. And the said Roger Pflieger departed this life on 9/3/2013, vesting title in Cody Pflieger Solely in His Capacity as Heir of Roger Pflieger Deceased And Daniel Pflieger Solely in His Capacity as Heir of Roger Pflieger Deceased as of the date of his death.

Pin #: 20633302874185

Tax Code #: 20/1D/1/8

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THE UNKNOWN HEIRS OF ROGER PFLEGING,
DECEASED**

**CODY PFLEGING SOLELY IN HIS CAPACITY AS HEIR OF ROGER PFLEGING DECEASED
DANIEL PFLEGING SOLELY IN HIS CAPACITY AS HEIR OF ROGER PFLEGING 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

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11381 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 , JULY 28, 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 State of Pennsylvania, bounded and described as follows, to wit:

BEING known and designated as Lot No. 2, The Estates at Castle Hill, Phase 1, in the Office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, PA in Plot Book Vol. 61, Page 498.

CONTAINING 1.67 acres, more or less.

BEING THE SAME PREMISES WHICH Youssef Homs and Olivia Homs, husband and wife, by Deed dated 8/31/2006 and recorded 9/14/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2280, Page 9982, granted and conveyed unto Paul W. Nelson and Cassia A. Nelson, husband and wife, as tenants by the entireties and Dawn A. Buckmire, single, as joint tenants with the right of survivorship.

Improvements: Residential property

Tax Code No. 12/87578

Pin #12-6373-02-65-8866

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAUL W. NELSON
CASSIA A. NELSON
DAWN A. BUCKMIRE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8223 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 , JULY 28, 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 State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 33 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972 prepared by Edward C. Hess Associates, Inc., Scale Being 1 feet = 100 inch," recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 17, Page 69.

CONTAINING 47,802 square feet, more or less.

BEING Lot No. 33 on the above mentioned plan.

BEING THE SAME PREMISES which Eileen Fee Rivard, Widow, by deed dated 6/22/2010 and recorded 8/2/2010 in Book 2373 Page 9873 conveyed to Bertrand Mathieu.

Pin #: 09733402787185

Tax Code #: 09/6D/2/5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BERTRAND MATHIEU
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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8818 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 , JULY 28, 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 Coolbaugh , County Monroe and Commonwealth of Pennsylvania, being Lot 4301, Section H IV, as shown on a map or plan of Stillwater Lake Estates on file in the Recorder of Deeds Office at Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 220, Page 109.

TOGETHER with and subject to all of the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

BEING THE SAME PREMISES which Valentino Paragas and Jocelyn Paragas, by deed dated 7/14/2004 and recorded 7/21/2004 in Book 2196 Page 8246 conveyed to Johnny S. Hayes Sr., and Brenda Mosby. And the said Johnny S. Hayes Sr. departed this life on 09/09/2013, vesting title solely in Brenda Mosby as surviving tenant by the entireties as of the date of his death.

Pin #: 03634604724529
Tax Code #: 03/14F/2/357

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF JOHNNY S. HAYES, SR.,

**DECEASED
BRENDA MOSBY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7021 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 , JULY 28, 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 #1:

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

BEING Lot No. 4430, Section H-IV, Stillwater Lakes, Coolbaugh Township, Monroe County Plot Book 20, Page 109.

PARCEL #2
ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, being Lot 4431, Section H-IV, situate lying and being in the Township of Coolbaugh , Monroe County, Pennsylvania.

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

TITLE TO SAID PREMISES VESTED IN Thomas Yau and Mildred Yau, h/w, by Deed from Thomas Yau and Mildred Yau, h/w, dated 06/26/2000, recorded 06/27/2000 in Book 2080, Page 5390.

TAX CODE: 03/14F/2/291
TAX PIN: 03634604715413

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**THOMAS YAU
MILDRED YAU**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6916 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 , JULY 28, 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 **Middle Smithfield Township** , Monroe County, Pennsylvania being Lot Nos. 31 and 32, Section D as shown on Plan of Lots entitled Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22nd, 1965 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Vol. 9 page 103.

The exact dimensions of the aforesaid lots are as follows:

With respect to Lot No. 31 - Along the center line of South Woods Lane 100.00 feet; along State Forest Lands 215.00 feet; along Lot No. 30, Section D, 102.4 feet; along Lot No. 32, Section D, 196.6 feet.

With respect to Lot No. 32 - Along the center line of south Woods Lane, 100.00 feet; along Lot No. 32, Section D, 196.6 feet, along portions of Lot Nos. 29 and 30, Section D, 102.4 feet; along Lot No. 33, Section D, 178.1 feet.

Being Control Number 09-7316-04-72-9786

Parcel: 09/13A/1/269

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEVIN S. WEILAMANN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6171 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 , JULY 28, 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 FOLLOWING lots situate in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, marked and designated as Lot Numbers 4 & 5, Section Two, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 53 and re-recorded in Plot Book No. 18, page 17.

Together with all rights and privileges and Under and Subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING THE SAME PREMISES WHICH Ken Small, by Deed dated June 3, 2010 and recorded June 7, 2010 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2371 Page 6602, granted and conveyed unto Frances B. Small aka Frances Small.

Improvements: Residential property

Tax Code No. 09/4C/2/82

Pin #09734404725054

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEN SMALL

FRANCES B. SMALL AKA

FRANCES SMALL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

AMANDA L. RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8610 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, JULY 28, 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. 187, 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, 113.

Under and subject to conditions and restrictions as stated in Deed Book 1491, page 549.
Being Known As: 187 Robinwood Terrace, East Stroudsburg, PA 18301 a/k/a 326 Robinwood Terrace, East Stroudsburg, PA 18301
TAX ID: 17/15D/1/193
PIN: 17639203148120

BEING the same premises which James Ferraro and Deborah Ferraro, husband and wife, by Deed dated February 28, 2005 and recorded March 9, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2218 Page 3634, granted and conveyed unto Warren Shields and Yashmatie Shields, husband and wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WORREN SHIELDS
YASHMATIE SHIELDS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JESSICA N. MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8675 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, JULY 28, 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. 2505, Section IV, Timber Hill, 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 14, Page 55.

TITLE TO SAID PREMISES IS VESTED IN Equity Trust FBO Thomas R. Wilkins IRA (9.20%) and Equity Trust FBO Susan Wilkins IRA (0.87%) and Christine Scrofano, single (3.75%) and Equity Trust FBO Christine Scrofano IRA (1.46%) and Thomas R. Wilkins, ugtm Morgan L. Wilkins (4.13%) and Thomas R. Wilkins, ugtm Thomas R. Wilkins, Jr. (1.90%) and Equity Trust FBO Carl Maurer IRA (31.74%) and Equity Trust FBO Yarrow Wilkins IRA (10.36%) and Gail Fly, single (4.76%) and WWIP, Inc., a PA Corporation (15.87%) and Thomas R. & Susan Wilkins, Tenants by the Entirety (15.87%), by Deed from Designer Homes, Inc., d/b/a American Home Builders, dated 04/27/2007, recorded 05/07/2007 in Book 2304, Page 6249.

TAX CODE: 14/8B/1/92
TAX PIN: 14639503343587

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRIAN C. NOLL**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEREMY J. KOBESKI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2379 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 , JULY 28, 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. 19, as shown on subdivision Plan of Gap View Hollow recorded in the office for the Recording of Deeds, in and for the County of Monroe, in Plot Book No. 71, Page 176.

BEING the same premises conveyed to Pavel Poverenny and Irina Poverennaya a/k/a Irina Poverenny, husband and wife, by PTS Development, Inc., by Deed dated September 30, 1999 and recorded in the Monroe County Recorder of Deeds Office in Deed Book 2069, Page 9617.

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

BEING THE SAME PREMISES which Stephen J. Kalb of Lorraine J. Kalb, husband and wife, by deed dated 01/25/2014 and recorded 02/07/2014 in Book 2433 Page 9057 conveyed to Lorraine J. Kalb.

**Pin #: 16731002572863
Tax Code #: 16/91285**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LORRAINE J KALB
STEPHEN J. KALB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8634 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 , JULY 28, 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 State of Pennsylvania, marked and designated as Lot Number 58, Section Three, 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, at Page 71.

BEING the same premises conveyed by Frank P. Dunn a/k/a Francis Dunn, by Deed dated October 12, 2001 and recorded October 15, 2001 in Monroe County Recorded Book 2106 Page 4368, unto Yvonne Burchette, and individual, the grantor herein.

Title to said premises is vested in Yvonne Burchette and Darnell Simpkins, husband and wife, by deed from Yvonne Burchette, married dated September 14, 2004 and recorded September 30, 2004 in Deed Book 2203, Page 5259.

**Parcel No. 20/3A/1/141
Pin No. 20633101057838**

**Being Known As: 2226 Sierra View Drive, Blakeslee, Township of Tunkhannock, Monroe County, PA 18610
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**YVONNE BURCHETTE
DARNELL SIMPKINS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4624 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 , JULY 28, 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 Hamilton**, County of Monroe and State of Pennsylvania, known as Lot No. 5, Section 1, as shown on a plan titled "Subdivision of Rimrock Woods", recorded in the Recorder of Deeds Office, in Plot Book 48, page 41, and Plot Book 56, page 55.

BEING THE SAME PREMISES WHICH Walter W. Sowards and Pamela S. Sowards a/k/a Pamela L. Sowards, by Deed dated September 25, 1998 and recorded September 28, 1998 in the Office of the Recording of Deeds, in and for Monroe County, in Record book Volume 2053, Page 9589, granted and conveyed unto Brian G Thompson and Regina Thompson.

Improvements: Residential property
Tax Code No. 07/8B/2/5
Pin #07638003037962

****Being sold subject to mortgage recorded in Book 2435, Page 4764 in the original principal amount of \$123,000.00****

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRIAN G. THOMPSON
REGINA THOMPSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1823 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 , JULY 28, 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. 4607, Section CIIB, according to Plan of Emerald Lakes, prepared by Thomas Tyler Moore, Assoc, and recorded in the Office for the Recording of Deeds etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 16 Page 103, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan of Record.

Under and Subject to terms, conditions, covenants and restrictions as of record.
BEING THE SAME PREMISES which Leslie A. Warner, widower, by deed dated 9/30/2005 and recorded 10/12/2005 in Book 2243, page 6146 conveyed to Frank J. Smith, Jr. and Joan A. Smith.

Pin #: 19634403442484
Tax Code #: 19/3H/1/139

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOAN A. SMITH
FRANK J. SMITH, JR.
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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2845 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 , JULY 28, 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 pieces of ground situate in the Township of Stroud , Monroe County, Pennsylvania, being lot or lots No. 40 Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, page 65.

BEING the same premises which Richard Aira and Kathryn Aira by deed dated September 19, 2005 and recorded September 21, 2005 in the Recorder of Deeds Office in and for Monroe County in Deed Book 2240, Page 6682 as Instrument No.: 200542657 granted and conveyed unto Lancelot P. Murray and Lynette A. Rohan-Murray, husband and wife, in fee.

UNDER AND SUBJECT to the Protective Covenants and Restrictions recorded in the aforesaid Recorder's Office in Deed Book Volume 1113, Page 82, et seq, and in the chain of title.

TAX PARCEL I.D. NO. 17/15A/2/60

PIN No.: 17639201384084

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LANCELOT P. MURRAY
LYNETTE A. ROHAN-MURRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1140 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 , JULY 28, 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 #707, located on Marsh Drive as shown on Final Plans, Phase II, 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 pages 228 and 229.

Being Parcel No. 17-7303-04-51-6948

Being the same premises which The Mountain Lake Reserve L.P. a Pennsylvania Limited Partnership by its General Partners the Mountain Lake Reserve, LLC by Deed dated 12/8/2003 and recorded 12/10/2003 in Monroe County in Deed Book 2176 Page 4178 conveyed unto Richard Hyde, in fee.

BEING THE SAME PREMISES which Richard Hyde, by deed dated 10/04/2005 and recorded 10/21/2005 in Book 2244 Page 9270 conveyed to Joseph Gomez.

Pin #: 17730304516948

Tax Code: 17/96209

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH GOMEZ
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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10709 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 , JULY 28, 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 Middle Smithfield, county of Monroe and State of Pennsylvania, designated as Lot No. 13, on a certain map entitled Subdivision of land for G.H. Litts & Son, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, dated June 19, 1979, and revised August 9, 1979, prepared by W.D. Kitson, Registered Surveyor, East Stroudsburg, Pennsylvania, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 41, Page 27.

BEING THE SAME PREMISES which Carol A. Smith, single and Gloria Dumois, single, by deed dated 4/7/2005 and recorded 4/11/2005 in Book 2221 Page 5860 conveyed to Christopher L. Entzminger and Sojourner Harrison-Entzminger, husband and wife.

Pin #: 09732501252367
Tax Code #: 09/11C/1/9

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHRISTOPHER L.
ENTZMINGER
SOJOURNER HARRISON-
ENTZMINGER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 713 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 , JULY 28, 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 land situate in the Borough of East Stroudsburg , County of Monroe, and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 7 as shown on a plan of Lots known as 'Gap View Heights' prepared by George Fetch, Jr., Registered Surveyor recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, PA on April 1, 1987, said plan is field in Plot Book Volume 59, page 66.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions and reservations and restrictions as of record. TITLE TO SAID PREMISES VESTED IN Katia Charlemagne, by Deed from Renauld Guillaume, by Linda guillaume, his attorney-in-fact, by power of attorney dated March 30, 2006 and intended to be recorded simultaneously herewith and Linda Guillaume, his wife and Jacqueline Guillaume, married, dated 04/17/2006, recorded 04/18/2006 in Book 2264, Page 3839.

TAX CODE: 05-4/1/16/43-11
TAX PIN: 05731106371798

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 203 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 , JULY 28, 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 Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 194, Section III, as shown on plotting of "Summit Pointe, Section III", prepared by Edward C. Hess Associates, Inc., registered engineers, and dated May 15, 1979, said plot map having been recorded on March 2, 1979, in the Office for Recording of Deeds, &c., for Monroe County, Pennsylvania, in Plot Book Volume 39, Page 77.

BEING THE SAME PREMISES WHICH Richard H. Stevens, Maureen A. Stevens and Richard P. Ryan by Deed dated 11/17/84 and recorded 11/29/84 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1422, Page 190, granted and conveyed unto Richard H. Stevens and Maureen A. Stevens.

Improvements: Residential property
Tax Code No. 3/5B/1/37
Pin #03635503342074

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD H. STEVENS
MAUREEN A. STEVENS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4581 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 , JULY 28, 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 situated in Middle Smithfield Township , Monroe County, Pennsylvania, being Lot or Lots No. 2199 Section No. 29 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 46, Page 79.

BEING KNOWN AS 267 St. Andrews Drive a/k/a Lot 2199 St. Andrews Drive a/k/a 166 at the Fall, East Stroudsburg, PA 18302

TAX ID: 9/5A/3/46
PIN: 09734503244757

BEING the same premises which Sam Lancia, by Deed dated July 2, 1999 and recorded July 9, 1999 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2066 Page 2490, granted and conveyed unto Karlancelot Rockhead and Dionne V. Rockhead

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KARLANCELOT ROCKHEAD
DIONNE V. ROCKHEAD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15**

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

Thursday , JULY 28, 2016

AT 10:00 A.M.

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8600 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 , JULY 28, 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 #11, Section #1 of Maeve manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 59, Page 440.

UNDER AND SUBJECT top any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

Being Known As 11 Jennifer lane a/k/a 367 Jennifer Lane, Tannersville, PA 18372

BEING the same premises which Steven J. Pomeroy and Denise Coppola n/b/m Denise Pomeroy by Deed dated August 15, 2000 and recorded August 22, 2000 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2083 Page 738, granted and conveyed unto Steven J. Pomeroy and Denise Pomeroy, his wife.

TAX ID: 12/3B/2/11

PIN: 12638303136562

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN J. POMEROY
DENISE POMEROY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JESSICA N. MANIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

Thursday , JULY 28, 2016

AT 10:00 A.M.

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7540 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

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 on the Easterly side of North Fifth Street in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows:

Beginning at a post on the Easterly side of North Fifth Street, formerly known as the road leading to Spragueville; thence by land now or late of Garrett Ramsey in a Southerly direction 50 feet to a post; thence by land now or late of Anthony J. Hunt in a Westerly direction 150 feet to a post on the Easterly side of said North Fifth Street; thence along the Easterly side of said North Fifth Street in a Northerly direction 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ernesto P. Ira and Socorro E. Ira, h/w, by Deed from Sarah Polutan-Ira and Ernesto P. Ira, dated 03/05/2002, recorded 03/22/2002 in Book 2117, page 9953.

TAX CODE: 18-1/17/78

TAX PIN: 18730119519114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERNESTO P. IRA
SOCORRO E. IRA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5314 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 , JULY 28, 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 and parcel of land together with the message or tenaments thereon erected, more particularly described as follows:

All the following lot situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 125, 126, 127, 129 inclusive, Section 2F, as shown on "Plotting

No. 2, lake Valhalla, Inc., Smithfield Township, Monroe County, Pa., made by G. Kempter, dated November 5, 1956" and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, page 75.

BEING known and numbered as 115 Azealea Drive, fka 61 Azealea Drive, fka 61 Lake Valhalla, East Stroudsburg, PA 18301

BEING the same property conveyed to Melitza Feliz who acquired title by virtue of a deed from June Cochran, dated September 20, 2002, recorded November 12, 2002, at Deed Book 2136, Page 5336, Monroe County, Pennsylvania records.

TAX CODE: 16/10/2/9-10

PIN NO: 16731201255281

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MELITZA FELIZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 792 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, JULY 28, 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 Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, known as Lot 5104, Section CIIB, as shown on a map of Emerald Lakes, as recorded in Plot Book Volume 16, Page 103.

BEING the same premises which Wayne G. Digan, by his deed dated May 4, 2007 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2339, page 2585, granted and conveyed unto Classic Quality Homes, in fee.

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

TAX CODE NO. 19/3H/1/19

TITLE TO SAID PREMISES VESTED IN Neville Troy D'Anjou, by Deed from D, E & S Properties, Inc., trading as Classic Quality Homes, dated 08/22/2008, recorded 08/26/2008 in Book 2341, page 149.

TAX CODE: 19/3H/1/19

TAX PIN: 19634401251079

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NEVILLE TROY D'ANJOU

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By 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 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, JULY 28, 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 situated in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 25 on a plan entitled 'Kettle Ridge, Final Subdivision Plan of Charles M. Hanning and Joan L. Hanning' dated June 2000, prepared by Niclaus Engineering Corporation recorded August 29, 2000 in Monroe County Plan Book Volume No 72 at Page No. 146.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Pearman, unmarried and Nazim B. Hassam, unmarried, by Deed from Richard L. Young, dated 10/05/2006, recorded 10/11/2006 in Book 2283, Page 9058.

TAX CODE: 07/91555

TAX PIN: 07627900696694

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NAZIM B. HASSAM

KENNETH L. PEARMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9900 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 , JULY 28, 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. 149, 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.

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

Tax ID #: 03/8E/1/159
 Pin: 03635809173098

BEING THE SAME PREMISES which Joseph J. DeLeone and Susanne E. DeLeone, his wife, by Deed dated 8/25/1999 and recorded 9/2/1999 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2068, Page 6801 and Instrument #199932322, granted and conveyed unto Nancy Timpone.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 100 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JULY 28, 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. 39, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page 65.

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

Tax ID #: 17/15A/2/59
 Pin #17639201375978

BEING THE SAME PREMISES which Michael E. Held and Susan H. Held, husband and wife, by Deed dated 10/15/2008 in the Office of the Recorder of Deeds in and for the county of Monroe, in Deed Book 2345, Page 3843 and Instrument No. 200833560, granted and conveyed unto Kenneth N. Thomas, single man.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 KENNETH N. THOMAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
LEEANE O. HUGGINS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1153 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 , JULY 28, 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 Middle Smithfield Township , Monroe County, Pa. Being Lot No. 44, Section D, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, PA, Guyton Kempter, Registered Civil Engineer, dated 2/22/1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, PA in Plat Book Volume 9 page 103.

BEING known and numbered as 6176 Freedom Road, f/k/a 44 Southwood Lane, East Stroudsburg, PA 18301.

BEING the same property conveyed to James W. Cacko who acquired title by virtue of a deed from Robert Webster also known as Robert K. Webster, dated April 22, 2005, recorded May 4, 2005, in Deed Book 2224, Page 2817, Monroe County, Pennsylvania records.

TAX CODE: 09/13A/1/26

PIN NO: 09731604836040

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES W. CACKO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1397 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 , JULY 28, 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 86, Section 1A, Woodland Village at Shawnee Valley, 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, Pages 219 and 220.

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

**Being Parcel #16/119411
Pin #16733201185619**

BEING the same premises which Michael Swinton, married, by Deed dated 7/29/2004 and recorded 8/3/2004 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2198, Page 1412 and Instrument No. 200435157, granted and conveyed unto Michael Swinton and Althea V. Swinton, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL SWINTON AND
ALTHEA SWINTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4947 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 , JULY 28, 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 or Lots No. 43, 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, Pages 105, 109.

Under and Subject to the conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Anthony Tolson and Terri Tolson, his wife, by Deed from Frank Heslin and Barbara Heslin, his wife, dated 08/26/2002, recorded 08/30/2002 in Book 2130, Page 2563.

TAX CODE: 17/15D/1/60

TAX PIN: 17639201268545

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TERRI TOLSON

ANTHONY WAYNE TOLSON, 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7536 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 , JULY 28, 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 Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania being lot or lots No. 304, Section I, Pocono Farms East, as shown on lots recorded in the Office for the Recording of Deeds, County of Monroe, Pennsylvania, in Plot Book Vol. 16, Page 49.

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

BEING known and numbered as 304 Cameron Way a/k/a 304 MacArthur Way, Tobyhanna, PA 18466.

BEING the same property conveyed to Ramon Rondon, as sole owner, who acquired title by virtue of a deed from Meadow Creek, Inc., a Pennsylvania Corporation, dated May 17, 2005, recorded June 6, 2005, at Deed Book 2227, Page 9071, Monroe County, Pennsylvania records.

TAX CODE: 03/4B/1/192

PIN NO: 03635704919796

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAMON RONDON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9225 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 , JULY 28, 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 State of Pennsylvania, and being more particularly described as follows:

BEING Lot 2101 in Section JJ, as shown and designated on plan of Indian Mountain Lakes, Section JJ, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated May 22, 1975 and recorded at the Monroe County Recorder's Office on July 7, 1975 in Map Book 26, Page 99.

Tax ID#20/81/1/40

Pin #20632001184284

BEING THE SAME PREMISES which Kal-Tac, Inc., a PA Corporation by Deed dated 12/30/2005 and recorded 1/4/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2253, Page 8039 and Instrument No. 200600454, granted and conveyed unto Ghanshyam Ragkeswar, a married man.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GHANSHYAN RAGKESWAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1575 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, JULY 28, 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 Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 113, Section 4, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Ellis & Associates", recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 59.

BEING known and numbered as 214 lake of the Pines, f/k/a 113 Clearview Drive, East Stroudsburg PA 18302.

BEING the same property conveyed to Amparo Plata, as tenants by severalty, who acquired title by virtue of a deed from Jesus Castillo and Marelvy Castillo, dated April 27, 2006, recorded May 16, 2006, in Deed Book 2267, Page 8048, Monroe County, Pennsylvania records.

TAX CODE: 09/4C/4/129

PIN NO: 09734404537264

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMPARO PLATA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1949 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, JULY 28, 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 Commonwealth of Pennsylvania, marked and designated as Lot No. 31, Block 1, as shown on Plotting of Laurel View Village, Coolbaugh Township, Monroe County, Pennsylvania, made by Charles Carey Kanavy, Registered Surveyor and recorded in Monroe County, Pennsylvania in Plot Book No. 14, Page 117.

BEING known and numbered as 2711 Oak View Lane, f/k/a Lot 31 Section 1 Laurel View Villa, Tobyhanna, PA 18466.

BEING the same property conveyed to Ronald Johnson and Sonia B. Johnson who acquired title by virtue of a deed from Tracy E. Sturmak, dated January 20, 2006, recorded January 25, 2006, at Deed Book 2255, page 7169, Monroe County, Pennsylvania records.

TAX CODE: 03/8A/1/7

PIN NO: 03635702587105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RONALD JOHNSON
SONIA B. 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
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11053 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, JULY 28, 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 Lot 317, Section C, being situated in **Tobyhanna Township**, Monroe County, Commonwealth of Pennsylvania, as shown on a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as 'Section C, Stillwater Lake Estates, Inc., dated July 2, 1960', and duly filed and recorded in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 8, Page 159, having a frontage on Red Run Road of 122.03 feet and a rear line of 86 +/- feet; northerly side line of 205 +/- feet and a southerly side line of 200 feet.

TITLE TO SAID PREMISES IS VESTED IN Linda J. Farina, by Deed from Elaine Buresko, Executrix of the Estate of Eleanor Verrico, dated 07/29/2011, recorded 08/02/2011 in Book 2389, Page 7954.

TAX CODE: 19/4C/1/16
 TAX PIN: 19634504837862

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LINDA J. FARINA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2722 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 , JULY 28, 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 397, Section F, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, pages 11, 13 & 15.

BEING known and numbered as 6339 Ventnor Drive f/k/a 397 Ventnor Drive, Tobyhanna, PA 18466.

BEING the same property conveyed to Omar D. Ellis and Edghill Ellis, son and father, as joint tenants with

rights of survivorship and not as tenants in common, who acquired title by virtue of a deed from Emma Wengerd, dated November 5, 2010, recorded November 8, 2010, at Instrument Number 201026170, Monroe County, Pennsylvania records.

TAX CODE: 03/8C/1/399

PIN NO: 03635814339857

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**OMAR D. ELLIS
 EDGHILL ELLIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7310 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 , JULY 28, 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 Commonwealth of Pennsylvania, marked and designated as Lot No. 5874, Section P, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 15 at Page No. 61.

Pin No 03/71/1/95

Title to said premises is vested in Frederick W. Bailey by deed from Michael Lambert and Alana Lambert, husband and wife dated October 22, 2002 and recorded November 5, 2002 in Deed Book 2136, Page 966.

Parcel No. 3/71/1/95

Pin No. 03635704604698

Being Known As: 5874 Seven Nations Drive n/k/a 1109 Seven Nations Drive, Tobyhanna, Pennsylvania 18466 Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FREDERICK W. BAILEY

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
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7423 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, JULY 28, 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, lying and being in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania.

Being Lot No. 5816, Section No. P of Pocono Farms, as shown on Plan of Lots recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Plot Book Volume 15 at Page 61.

Under and Subject to conditions, covenants and restrictions as appears in Monroe County Deed Book Volume 413 at page 972.

BEING known and numbered as 5816 Iroquois Street a/k/a 5185 Iroquois Street, Tobyhanna, PA 18466

BEING the same property conveyed to Stephaine Arrington who acquired title by virtue of a deed from John Sylvester, Sr., dated January 18, 2006, recorded January 31, 2006, at Deed Book 2256, Page 2247, Monroe County, Pennsylvania records.

TAX CODE: 03/71/144

PIN NO: 03635704503698

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHAINE ARRINGTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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
KIMBERLY BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2325 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, JULY 28, 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 pieces of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 81, 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 No. 33 at page No. 101, 103.

BEING the same premises which Aliva Development Group, LLC a PA Limited Liability Company by a deed dated December 7, 2009 and recorded December 11, 2009 in Monroe County in Deed Book Volume 2364 at page 312 granted and conveyed unto Javier Acosta, married.

Also Known As 81-F Deerfield Circle a/k/a 227 Hyland Drive, East Stroudsburg, PA 18301-6720

PARCEL NO: 17/15F/1/81

PIN: 17638204910479

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAVIER ACOSTA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4758 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 , JULY 28, 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 Hamilton**, County of Monroe and State of Pennsylvania, known as Lot No. 5, Section 1, as shown on a plan titled "Subdivision of Rimrock Woods", recorded in the Recorder of Deeds Office, in Plot book 48, page 41; and Plot Book 56, page 55.

BEING THE SAME PREMISES which Walter W. Sowards and Pamela S. Sowards a/k/a Pamela L. Sowards, husband and wife, by deed dated 9/25/1998 and recorded 9/28/1998 in Book 2053 Page 9589 conveyed to Brian G. Thompson and Regina Thompson, husband and wife.

Pin #: 07638003037962
Tax Code #:07/8B/2/5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**REGINA THOMPSON
BRIAN G. THOMPSON
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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 131 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 , JULY 28, 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, being Lot/Lots No. 95, Section K as; shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 1, 3 and 5.

BEING known and numbered as 1706 Rolling Hills Drive a/k/a 95 Sec. K Knollwood Drive, Tobyhanna, PA 18466.

BEING the same property conveyed to Roberta M. Scales who acquired title by virtue of a deed from Helene Simeone, Executor of the Estate of Helen Irvine, dated July 21, 1998, recorded July 28, 1998, in Deed Book 2051, Page 3020, Monroe County, Pennsylvania records.

TAX CODE: 03/9E/1/252
PIN NO: 03635920806208

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERTA SCALES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6141 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 , JULY 28, 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. 1308, Section Bill 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 12, page 15, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

TITLE TO SAID PREMISES IS VESTED IN Jamilet Rivera and Jonathan Rivera, h/w, by Deed from D, E & S

Properties, Inc., t/a Classic Quality Homes, dated 06/01/2012, recorded 06/05/2012 in Book 2403, page 4677.

TAX CODE: 20/1A/1/80

TAX PIN: 20634403009385

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMIILET RIVERA

JONATHAN 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

JONATHAN LOBB, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7165 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, JULY 28, 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 situated in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, described as follows:

Being Lot No. 6, Section 1, High Point, in the Township of Ross, County of Monroe, Commonwealth of Pennsylvania as recorded in Plot Book 61, Page 408 (erroneously stated as Page 108 in prior deed)

Title to said Premises vested in Richard Prokopczyk and Deborah Prokopczyk, husband and wife dated 06/23/1998 and recorded 06/24/1998 in the Monroe County Recorder of Deeds in Book 2049, Page 9059.

Being known as 6 Highpoint Drive aka 253 High Point Drive, Twp of Ross, PA 18353 aka Saylorburg, PA 18353

Tax Parcel Number: 15/87285

Tax Pin Number: 15626700079481

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD PROKOPCZYK AKA

RICHARD L. PROKOPCZYK

DEBORAH PROKOPCZYK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 412 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, JULY 28, 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. 92, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page(s) 69.

BEING THE SAME PREMISES WHICH Harmon Homes, Inc., by Deed dated May 22, 2001 and recorded May 25, 2001 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2096, Page 9781, granted and conveyed unto Stefanie R. Merritt-Johnson and Talbert Johnson

Improvements: Residential property

Tax Code No. 17/15A/1/26

Pin #17639201184575

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEFANIE R. MERRITT-JOHNSON

TALBERT 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
AMANDA L. RAUER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3953 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 , JULY 28, 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 tract of land situate in the **Borough of Mount Pocono** , County of Monroe and State of Pennsylvania, known as Lot #18, on a Subdivision Plat of Section V, Pine Hill Estates, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 54, Page 3. **UNDER AND SUBJECT**, nevertheless, to the Declaration of Covenants, Conditions, Restrictions and Easements for Pine Mill Estates, Section V, as recorded in Deed Book Volume 1374.

BEING THE SAME PREMISES which Antoinette Lara, now by marriage Antoinette Lara-Riley, and Matthew Caminiti, widower, by deed dated 9/20/2004 and recorded 9/30/2004 in Book 2203 Page 5097 conveyed to Antoinette Lara-Riley.

Pin #: 10635620814948
 Tax Code #: 10/11/34-18

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ANTOINETTE LARA-RILEY**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9872 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 , JULY 28, 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 State of Pennsylvania, marked nd designated as Lot 111, Section Four, 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 39.

BEING known and numbered as 111 Clearview Drive, East Stroudsburg, PA 18301.

BEING the same property conveyed to Emma C. Dorenbush who acquired title by virtue of a deed from Kenneth Carey and Christina Carey, husband and wife, dated August 19, 2009, recorded August 25, 2009, in Deed Book 2358, page 8167, Monroe County, Pennsylvania records.

TAX CODE: 09/4C/4/127
 PIN NO: 09734404538378

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 EMMA C. DORENBUSH**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5697 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 , JULY 28, 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 Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1201, Section F, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Clauss" and recorded in Monroe County, Pennsylvania in Plot Book Volume 11, Page 169.

BEING known and numbered as 4105 Rosetree Circle, f/k/a 1201 Rosetree Circle, Tobyhanna, PA 18466. BEING the same property conveyed to Patrick Doherty who acquired title by virtue of a deed from Thomas D. Clancy and Mary Clancy, husband and wife, dated July 30, 2004, recorded August 4, 2004, in Deed Book 2198, Page 2670, Monroe County, Pennsylvania records.

TAX CODE: 03/7D/2/74

PIN NO: 03635704543761

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICK DOHERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 996 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 , JULY 28, 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, being Lot/Lots No. 162, Section No. J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22, Page 11, 13, 15 & 17.

Being Known As: J 162 Westwood Drive n/k/a 9231 Westwood Drive, Tobyhanna, PA 18466

TAX CODE: 03/9B/1/171

PIN NO: 03635919518044

TITLE TO SAID PREMISES IS VESTED IN Albert Capo and Lisa Mae Figueroa, his wife by deed from Rosalie Lombardi, married dated 07/23/2008 recorded 08/08/2008 in Deed Book 2340 Page 1083.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALBERT CAPO

LISA MAE FIGUEROA A/K/A

LISA M. FIGUEROA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5319 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 , JULY 28, 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 29, 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, pages 101, 107 and 109, incorrectly cited as Pages 103 and 105 in previous deeds.

BEING known and numbered as 5416 Ridgfield Drive aka 29 East Ridgfield Drive, Tobyhanna, PA 18466

BEING the same property conveyed to Everett M. Branch who acquired title by virtue of a deed from David S. Wenger, dated September 16, 2008, recorded September 17, 2008, at Deed Book 2342, Page 1473, Monroe County, Pennsylvania records.

TAX CODE: 3/9A/1/381

PIN NO: 03635816831472

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EVERETT M. BRANCH A/K/A

EVERETT BRANCH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7321 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 , JULY 28, 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. 58, section B-1, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn estates, as same is duly recorded in the office for the recording of deeds, etc., Stroudsburg, Monroe county, Pennsylvania in plot book Vol. 65, page(s) 63 and 64.

TITLE TO SAID PREMISES IS VESTED IN Claude Weathersbee and Dorothy Weathersbee, his wife, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 09/26/2000, recorded 10/04/2000 in Book 2085, Page 2748.

TAX CODE: 17/89263
TAX PIN: 17639303200486

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CLAUDE WEATHERSBEE
 DOROTHY WEATHERBEE A/K/A
 DOROTHEA WEATHERBEE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 - July 1, 8, 15

Pennsylvania
PAUL CRESSMAN, 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 3925 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 , JULY 28, 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 partly in the Township of Chestnut Hill, and partly in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 4228, Section UU-2, as recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania, in Plot Book 58, Page 249 (inadvertently cited as 64, Page 207, in prior deeds).

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES IS VESTED IN Eric Spruill, by Deed from David Garcia and Julia Marquez-Garcia, dated 07/18/2011, recorded 08/03/2011 in Book 2389, Page 9102.

TAX CODE: 02/17B/2/24
TAX PIN: 02632104703141

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7317 CIVIL 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, JULY 28, 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 No. 223, Section C as is more particularly set forth on the plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, pages 105, 113.

BEING THE SAME PREMISES which Chapel Creek Homes, Inc., by deed dated 9/26/1997 and recorded 10/1/1997 in Book 2040 Page 5788 conveyed to Larry S. Smith and Evelyn Williams-Smith, his wife.

Pin #: 17639203232586

Tax Code #: 17/15D/1/215

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LARRY S. SMITH

EVELYN WILLIAMS-SMITH

MORTGAGOR(S) AND

RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7615 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, JULY 28, 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 lot, parcel, or piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot 2010, Section BIV, Emerald Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the county of Monroe, in Plot Book Volume 4 Page 83.

BEING known and numbered as 2010 Cedar Drive a/k/a 135 Cedar Drive, Township of Tunkhannock, PA 18334.

BEING the same property conveyed to Tykesha Rose who acquired title by virtue of a deed from Mark Thornton, dated September 18, 2003, recorded September 30, 2003, in Deed Book 2169, Page 414, Monroe County, Pennsylvania records.

TAX CODE: 20/1B/1/69

PIN NO: 20634403309276

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TYKESHA 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

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6329 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, JULY 28, 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 or pieces of land situate in Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania; BEING Lots Nos. 5, 8 and 9, Section C, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lanes, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

TITLE TO SAID PREMISES IS VESTED IN Kofi Owusu and Helen Owusu, his wife, as tenants by the entireties, by Deed from Lisa McGarry, dated 08/12/2003, recorded 08/13/2003 in Book 2163, Page 5038.

TAX CODE: 09/13A/1/103
 TAX PIN: 09731604939005
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KOFI OWUSU
HELEN OWUSU

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3055 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 , JULY 28, 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 131, Section G, A Pocono Country Place, as shown on a plan of lots recorded i the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 11, 17 and 19.

BEING known and numbered as 7229 Woods Lane, f/k/a 131 Woods Lane, Tobyhanna, PA 18466.

BEING the same property conveyed to Peter C. Okoli who acquired title by virtue of a deed from D, E & S Properties, Inc. T/A Classic Quality Homes, dated July 23, 2010, recorded July 27, 2010, at Deed Book 23732, page 7890, Monroe County, Pennsylvania records.

Tax Code: 03/8D/1/577
 Pin No: 03635810352370

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PETER C. OKOLI

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7327 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 , JULY 28, 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 in **Stroud Township** , Monroe County, Pennsylvania, being Lot No. 3 shown on Plan of "Rockdale Estates, Section 4" revised August 4, 1986, and recorded in the Recorder's office at Stroudsburg, Pennsylvania, in and for the county of Monroe, in Map File No. 58-221.

Also Known As 1580 Reish Road a/k/a 3 Reish Road Stroudsburg, PA 18360-7427

Parcel No: 17/11C/2/3

Pin: 17639000520363

BEING the same premises which Joseph R. Mastrobattista and Adrienne Mastrobattista, his wife by a deed dated June 18, 2004 and recorded June 21, 2004 in Monroe County in Deed Book Volume 2193 at Page 8119 granted and conveyed unto Anthony T. Mink and Theresa E. Mink, his wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY T. MINK
 THERESA E. MINK**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7737 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, JULY 28, 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 4067, Section H-IV, Stillwater Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 20, Page 109.

Coal and mining rights and all rights related thereto.

TITLE TO SAID PREMISES IS VESTED IN Ronald Miller, by Deed from U.S. Bank, N.A., as trustee for the Registered Holders of the Home Equity Asset Trust 2003-8, Home Equity Pass-Through Certificates, Series 2003-8, by Attorney in fact Ocwen Loan Servicing, LLC, dated 04/01/2008, recorded 05/06/2008 in Book 2332, Page 8874.

TAX CODE: 03/14F/2/241

TAX PIN: 03634604702967

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD 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
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10250 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, JULY 28, 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 Middle Smithfield Township, Monroe County, Pennsylvania, BEING Lot No. 74, Section J, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kemper, Registered Civil Engineer, dated February 22, 1965' and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 9, Page 103.

TITLE TO SAID PREMISES VESTED IN Yaw Mensah Boansi and Felicia Mensah, h/w, by Deed from Charles Maroni, an unmarried man, dated 07/01/2005, recorded 09/06/2005 in Book 2238, Page 8883.

TAX CODE: 9/13B/1/87

TAX PIN: 09-7316-02-75-9031

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

FELICIA MENSAH

YAW MENSAH BOANSI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7076 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, JULY 28, 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, tract, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot 2, as shown on plan of lots entitled, 'Lands of Donald R. Egan' recorded in the Office for the Recorder of Deeds in and for the County of Monroe, in Plot Book 64, Page 68.

Title to said Premises vested in Joseph Lugo and Brenda Lugo, husband and wife by Deed from Frank J. Myslinski dated 05/31/2005 and recorded 06/20/2005 in the Monroe County Recorder of Deeds in Book 2229, Page 5623.

Being known as 101 Juniper Lane a/k/a 126 Lake Valhalla, East Stroudsburg, PA 18301

Tax Parcel Number: 16/111726

Tax Pin Number: 16731201159933

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH LUGO

BRENDA LUGO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

TAX PIN: 20633101384757

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSE GONZALEZ

VIRGINIA GONZALEZ

ROSA M. SERRANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3226 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, JULY 28, 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 State of Pennsylvania, marked and designated as Lot Number 49 as shown on 'Plotting of Wilderness Acres', Middle Smithfield Township, Monroe County, Pennsylvania, make by Guyton Kempter & Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book Volume No. 20 at Page No. 17.

TITLE TO SAID PREMISES IS VESTED IN Herminio DeJesus and Bernice DeJesus, his wife, by Deed from Rudie Reynolds and Betty Reynolds, his wife, dated 06/30/2006, recorded 08/04/2006 in Book 2276, Page 5441.

TAX CODE: 09/14E/1/59
TAX PIN: 09731504824218

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HERMINIO DEJESUS

BERNICE M. DEJESUS A/K/A

BERNICE DEJESUS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

TAX CODE: 20/3D/1/34

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2482 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, JULY 28, 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, and State of Pennsylvania, marked and designated as Lot Number 23, Section 9, 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. 34, Page 15.

TITLE TO SAID PREMISES IS VESTED IN Jose Gonzalez and Virginia Gonzalez, h/w and Rosa M. Serrano, by Deed from Sheila Gutzaat and Carol M. Yates, dated 04/12/2003, recorded 04/17/2003 in Book 2150, Page 5642.

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7727 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, JULY 28, 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 443, 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 and 19.

Title to said Premises vested in Arsan Womack by Deed from Patricia L. Harding dated November 3, 2000 and recorded on November 6, 2000 in the Monroe County Recorder of Deeds in Book 2086, Page 7238.

Being known as 7140 Robinwood Drive f/k/a 443 E. Robinwood Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/8D/1/659

Tax Pin Number: 03635809263054

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6790 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, JULY 28, 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 Number 9 Section H, as shown on map of A Pocono Place on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plat Book No. 19 at Pages 21, 23 and 25.

TAX CODE: 03/8E/1/306

PIN NO. 0363 5805 282088

Lot Size .21 acres

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

BARBARA LI
ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OF INTEREST FROM OR UNDER CHARLES E. JOHNSON, DECEASED AND NANCY H. JOHNSON, DECEASED, LAST REAL OWNERS
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8469 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, JULY 28, 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
Coolbaugh, County of Monroe and State of Pennsylvania marked and designated as Lot No. 419, Section E, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot Book No. 10, Page 105.

BEING THE SAME PREMISES which Robert Seaman, by deed dated 12/22/2006 and recorded 01/02/2007 in Book 2292 Page 3704 conveyed to Robert Seaman and Charlene M. Seaman, husband and wife, as tenants by the entirety.

Pin #: 03634604620119
 Tax Code #: 03/14D/1/186

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 ROBERT SEAMAN
 CHARLENE M. SEAMAN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8271 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, JULY 28, 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 FOLLOWING lots situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot Nos. 2116 and 2117, Section IV, 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 119.

TITLE TO SAID PREMISES IS VESTED IN Elias Misoka and Caran M. Misoka, his wife, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, dated 01/25/2007, recorded 01/30/2007 in Book 2295, Page 1861.

TAX CODE: 3/4D/1/310
 TAX PIN: 03636601184561

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:
**ELIAS MISOKA
 CAREN M. MISOKA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1979 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, JULY 28, 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, being lot no. 722, section no. K (Ext.) as shown on map of a Pocono country place on file in the recorder's office at Stroudsburg, Pennsylvania in plot book volume no. 24 at pages 51, 53 and 55.

TITLE TO SAID PREMISES IS VESTED IN Marcelo Castaneda and Carlos Lorenzo and Karina Lorenzo, h/w, by Deed from Marcelo Castaneda, dated 08/24/2005, recorded 09/26/2005 in Book 2241, page 3776.

TAX CODE: 03/9F/1/209
 TAX PIN: 03636913122549

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 CARLOS LORENZO
 KARINA LORENZO
 MARCELO CASTANEDA**

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 582 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, JULY 28, 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 Tunkhannock, County of Monroe, and State of Pennsylvania being more particularly described in a Deed recorded in Book 2190 at page 2379 among the land records of the county set forth above.

BEING known and numbered as 2143 Wild Laurel Drive f/k/a 210 Glade Drive f/k/a 5841 Mountain laurel Drive, Long Pond, PA 18334.

BEING the same property conveyed to Hector Lopez who acquired title by virtue of a deed from Clarence D. Tarvin and Patricia A. Tarvin, husband and wife, dated May 14, 2004, recorded May 17, 2004, in Deed Book 2190, Page 2379, Monroe County, Pennsylvania records.

TAX CODE: 20/1C/1/250
PIN NO: 20634404607183

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3894 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, JULY 28, 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, situated in Middle Smithfield township, Monroe county, Pennsylvania, being lot 12 as shown on plan entitled 'Final Plan, Laurel Ridge estates, May 12, 1988' recorded in the office for the recording of deeds, etc., at Stroudsburg, PA, in and for the county of Monroe, in plot book Vol. 60, page 406.

TITLE TO SAID PREMISES IS VESTED IN Richard M. Woisin and Joan Hemm-Woisin, his wife, by Deed from Thomas J. Krozer and Jill L. Krozer, his wife, dated 05/26/2000, recorded 05/30/2000 in Book 2079, Page 3256.

TAX CODE: 09/116158

TAX PIN: 09732402563904

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD M. WOISIN

JOAN HEMM-WOISIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2377 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, JULY 28, 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 sit-

uate in the Township of Pocono, County of Monroe and the State of Pennsylvania, described as follows: BEING Lot No. 11, Section 2, as shown on map entitled 'Final Plan, Section No. 2, Sunset Pocono', dated March 10, 1973 and recorded May 16, 1973, in the Office for the Recording of Deeds, etc. at Stroudsburg, Pa., in and for Monroe County, in Plot Book Vol. 19, Page 57.

TITLE TO SAID PREMISES IS VESTED IN Asa S. Steele, by Deed from Carlene M. Smith, dated 03/14/2007, recorded 04/04/2007 in Book 2301, Page 1992.

TAX CODE: 12/5B/2/28
TAX PIN:12637404634237

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ASA S. STEELE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5914 CIVIL 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, JULY 28, 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. 6, Section No. C, as shown on map of A Pocono Country Place, in file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, Pages 63 and 65.

Being the same premises that Leonard A. Di Marsico and Judith B. Di Marsico, husband and wife by deed dated 10/20/98 and recorded on 10/22/98 in the office of Recorder of Deeds in and for Monroe County, at Book 2055 and Page 0438, and Instrument No. 199835055, conveyed unto Raquel Mercado, married, Grantee herein.
Parcel No. 3/8B/1/54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAQUEL MERCADO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5981 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, JULY 28, 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. 2176, Section No. 29 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 No. 46 at Page No. 79.

TITLE TO SAID PREMISES VESTED IN John D. Henne IV, by Deed from Jo Ann Mongelli, unmarried, dated 12/08/2005, recorded 12/15/2005, in Book 2251, page 7210, Instrument #200558702.

TAX CODE: 09/5A/3/66
TAX PIN: 09734503330901

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN D. HENNE, IV

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4176 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 , JULY 28, 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:

Lot 11, as shown on Plan of Lots entitled "Final Plan, Section Two, Oak Forest", recorded February 19, 1987 in Plot Book Volume 59, Page 32.

Being the same premises that Thomas V. Heath and Laurie A. Heath, his wife by deed dated 11/15/2005 and recorded on 11/22/2005 in the office of Recorder of Deeds in and for Monroe County, at Book 2248 and page 7750, and Instrument No. 200554467, conveyed unto Laurie A. Heath, Grantee herein.

Parcel No. 2/71/39-12
Pin # 02624902681727

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAURIE A. HEATH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7885 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 , JULY 28, 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 7B Fairway Terrace, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, Page(s) 67 and 69.

TITLE TO SAID PREMISES VESTED IN Barbara Mussington, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 07/10/2007, recorded 07/13/2007, in Book 2310, Page 6679.

TAX CODE: 17/15A/1/112

TAX PIN: 17639201384615

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA MUSSINGTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7202 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 , JULY 28, 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 sit-

uate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 5868, Section P, 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 15, Page 61.

TITLE TO SAID PREMISES IS VESTED IN Luis A. Lugo, Jr. and Lissette Lugo, h/w, by Deed from Maribeth Blair, widow, dated 04/11/2005, recorded 04/19/2005 in Book 2222, Page 5042.

TAX CODE: 03/7i/1/89
TAX PIN: 03635704600433

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISSETT LUGO
LUIS A. LUGO, 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
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1823 CIVIL 2004, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, JULY 28, 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 No. 7089, Section M-2 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 16, page 41.

TITLE TO SAID PREMISES IS VESTED IN Lisa James by Deed from Patrick J. DeSomma and Anna LoBue dated 3/31/2003 and recorded 4/1/2003 in Deed Book 2149, Page 269.

TAX CODE: 3/7J/2/139
TAX PIN: 03635703308777

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA JAMES A/K/A
LISA A. 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 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
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1184 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, JULY 28, 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 or tract of land, situate lying and being in the township of Pocono, county of Monroe and commonwealth of Pennsylvania, bounded and described as follows to wit: BEING lot no. 506, section A, as shown on map entitled 'section A, Alpine lake, 16 June 1955', and recorded in plot book 10, page 69.

TITLE TO SAID PREMISES VESTED IN Michael A. Riccardi, by Deed from TM Builders, Inc., dated 05/27/2009, recorded 06/02/2009 in Book 2354, Page 2471.

TAX CODE: 12/4A/1/52-1
TAX PIN: 12638403024525

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A. RICCARDI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Thursday, JULY 28, 2016

AT 10:00 A.M.

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8403 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, JULY 28, 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. 4703, Section 9, Pocono Farms East, 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/Page 20/31.

TITLE TO SAID PREMISES VESTED IN Wieslaw Golaszewski, by Deed from Alaska Seaboard Partners Limited Partnership, dated 04/07/2006, recorded 04/27/2006 in Deed Book 2265, Page 6488.

TAX CODE: 03/4E/174

TAX PIN: 03636703317403

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WIESLAW GOLASZEWSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 242 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

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 Tunkhannock, Monroe County, Pennsylvania:

Being Known As 203 Skyline Drive a/k/a Lot 203-Section N1 Skyline Drive f/k/a 127 Stonecrest Road Blakeslee, PA 18610

Parcel Number: 20/8E/1/22

Pin Number: 20632101250815

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANA DRIEBE

CHRISTOPHER P DELEO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4090 CIVIL 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, JULY 28, 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 Borough of East Stroudsburg, Monroe County, Pennsylvania:

Being Known As 2 Floral Lane, East Stroudsburg, PA 18301

Parcel Number: 05-6/3/7/4

Pin Number: 05730112969820

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADAM B. VICHINSKY

EMILITA VICHINSKY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 448 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 , JULY 28, 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 Chestnut Hill , Monroe County, Pennsylvania: Being Known As 5139 Dal Drive f/k/a 18 Valley View Drive, (Chestnut Hill Township), Brodheadsville, PA 18322

Parcel Number: 2/21/137-19
 Pin Number: 02625800411642

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11920 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , JULY 28, 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 Eldred Township , Monroe County, Pennsylvania: Being Known As 78G Skyview Dr. n/k/a 241 Sky View Drive, Kunkletown, PA 18058
 Parcel Number: 6/10C/2/14
 Pin Number: 06622502771686

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HELEN S. LAPP

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - July 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7338 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 , JULY 28, 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 310 Lake Ln, Pocono Lake, PA 18347
 Parcel Number: 19/12E/1/7
 Pin Number: 19630604617530

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMEL GLASCO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - July 1, 8, 15