

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF MONROE**

I, HELEN DIECIDUE, Register for the Probate of Wills and Grant of Letters of Administration in and for said County, do hereby certify and make known that on the 19th day of February, A.D. 2013, Letters Testamentary on the estate of **EDUARD JAWORSKI, a/k/a EDDIE JAWORSKI**, deceased, were granted unto DOMENIC H. JAWORSKI, Executor, having first been qualified well and truly to administer the same. And I further certify that no revocation of said Letters appears of record in my office.  
PR - March 15, March 22, March 29

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
CIVIL DIVISION  
MONROE COUNTY  
NO.: 12362-CV-2010**

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AF1, Plaintiff, vs. SHAWN MARK a/k/a SHAWN L. MARK, Defendant

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

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

Your house (real estate) at 5320 BUCKINGHAM CIRCLE, TOBYHANNA, PA 18466-4018 is scheduled to be sold at the Sheriff's Sale on April 25, 2013 at 10:00 a.m. in the Monroe County Courthouse, 7th and Monroe St., Stroudsburg, PA 18360. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedure, Rule 3129.3.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land Situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania and described as Lot No. 5320, Section V, Pocono Farms East which is recorded in Plot Book 17 page 23.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

TITLE TO SAID PREMISES IS VESTED IN **Shawn L. Mark**, single, by Deed from Lynn Jovic, single, dated 11/04/2005, recorded 12/02/2005 in Book 2250, Page 3023.

TAX CODE: 03/4D/1/132

TAX PIN: 03-6366-01-39-2106

**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  
913 Main St.  
Stroudsburg, PA 18360  
(570) 424-7288  
PR - March 15

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO.: 4680-CV-2009**

WELLS FARGO BANK, N.A., Plaintiff, vs. CRECENCIO RIVAS, MIRCA RIVAS, Defendants

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

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

Your house (real estate) at **54 MOUNTAIN TERRACE DRIVE, BLAKESLEE, PA 18610** is scheduled to be sold at the Sheriff's Sale on **April 25, 2013 at 10:00 a.m.** in the **Monroe County Courthouse, 7th and Monroe St., Stroudsburg, PA 18360**. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of

Civil Procedure, Rule 3129.3.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land Situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 54, as shown on a map entitled Final Plan of Mountain Terrace Estates at Tunkhannock, recorded in Plot Book 74, page 37.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

TITLE TO SAID PREMISES IS VESTED IN **Crecencio Rivas and Mirca Rivas**, h/w, by Deed from West End Developers, LLC, a Pennsylvania Limited Liability Company, dated 06/10/2005, recorded 06/13/2005 in Book 2228, Page 5949.

TAX CODE: 20/96375

TAX PIN: 20-6321-00-09-8379

**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  
913 Main St.  
Stroudsburg, PA 18360  
(570) 424-7288  
PR - March 15

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
NO.: 2012-09957**

MILSTEAD & ASSOCIATES, LLC

By: Patrick J. Wesner, Esquire  
Attorney ID #203145

Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff,

File No. 88.21693

CitiMortgage Inc., Plaintiff, vs. Margaret M. Farrell, Defendant

**TO: Margaret M. Farrell**

**TYPE OF ACTION:** Civil Action/Complaint in Mortgage Foreclosure

**PREMISES SUBJECT TO FORECLOSURE:** 134 Lake of the Pines, East Stroudsburg, PA 18302

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

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

Lawyers Referral and Information Service, Monroe County Bar Association, 913 Main St., Stroudsburg, PA 18360; 570-424-7288

Milstead & Associates, LLC  
Cherry Hill, NJ 08002

PR - March 15

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL  
DISTRICT  
COMMONWEALTH  
OF PENNSYLVANIA  
NO. 1026 CIVIL 2012**

## MONROE LEGAL REPORTER

### IN QUIET TITLE

HOPE A. NORDLUND, Plaintiff, vs. GENEVIVE HUTCHINSON, Defendant

### IMPORTANT NOTICE

TO: **GENEVIVE HUTCHINSON**, 9 Main St., Cranbury, NJ

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

Monroe County Bar Association, Lawyer Referral Service, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288

Peter J. Quigley, Esquire  
Attorney for Plaintiff  
Attorney ID # 37440  
17 North Sixth St.  
Stroudsburg, PA 18360  
(570) 421-2350

PR - March 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **BARBARA M. HESS a/k/a BARBARA HESS**, late of 221 East Brown Street, East Stroudsburg, 18301, Monroe County, Pennsylvania, deceased.

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

Carol M. Hess  
578 Fawn Road  
East Stroudsburg, PA 19301

Dona B. Hatch  
117 Plateau Drive  
East Stroudsburg, PA 18301

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

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Berneeda V. DeSanto, a/k/a Berneeda DeSanto**, late of 201 Bellis Court, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Joan DeSanto Davidge, Executrix  
c/o Todd R. Williams, Esquire  
712 Monroe St.  
P.O. Box 511  
Stroudsburg, PA 18360

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

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

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

Barbara L. Seely, Executrix  
1799 Route 209  
Brodheads ville, PA 18322

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

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **CATHERINE E. REMEL a/k/a CATHERINE SMITH REMEL a/k/a CATHERINE REMEL**, late of 323 Rocky Road, Stroud Township, 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 (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 affidavit, setting forth an address within the County where notice may be given to claimant.

Diane J. Johnson, Executrix  
323 Rocky Road  
East Stroudsburg, PA 18301

Law Offices of  
James F. Marsh, Esquire  
109 N. 7th St.  
Stroudsburg, PA 18360

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **CHARLES J. DIVER**, Late of Tobyhanna, Pennsylvania; (Died Nov. 1, 2012)

Letters Testamentary having been granted to Frank Repholz. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 415 Wyoming Ave., Scranton, PA 18503.

Law Offices  
Douglas P. Thomas  
Scranton, PA 18503

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **CHRISTOPHER E. MOORE a/k/a CHRISTOPHER MOORE**, late of 2017 Sierra View Drive, Blakeslee, PA 18610, Monroe County, Pennsylvania, deceased.

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

## MONROE LEGAL REPORTER

Carl R. Moore  
9428 Highlander Court  
Walkersville, MD 21793

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

PR - March 15, March 22, March 29

### PUBLIC NOTICE ESTATE NOTICE

Estate of **CLAIR L. FRAILEY**, late of Stroud Township, Monroe County, 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, 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.

CLINTON L. FRAILEY  
c/o Thomas F. Dirvonas, Esquire  
11 North 8th St.  
Stroudsburg, PA 18360

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **EFFIE J. SIEGFRIED, a/k/a EFFIE W. SIEGFRIED**, late of 393 Laurel Lake Road, Bartonsville, Monroe County, Pennsylvania 18321, deceased.

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

David S. Siegfried  
2518 Mountain Road  
Stroudsburg, PA 18360

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

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Elizabeth L. Fisher, a/k/a Elizabeth Fisher, a/k/a EL Fisher**, late of 112 Fisher Lane, Effort, Monroe County, Pennsylvania, deceased.

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

Christopher James Fisher,  
Executor  
c/o Todd R. Williams, Esquire  
712 Monroe St.  
P.O. Box 511  
Stroudsburg, PA 18360

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

PR - March 15, March 22,  
March 29

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JAMES BLAZAKIS**, late of 205 Victory Lane, Long Pond, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Christine Blazakis  
205 Victory Lane  
Long Pond, PA 18334

Attorney:  
Peter J. Quigley, Esquire  
17 N. Sixth St.  
Stroudsburg, PA 18360  
570-421-2350

PR - March 15, March 22, March 29

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JOHN C. HESH**, of Scotrun, 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.

Administrator:  
Florence B. Hesh  
P.O. Box 268  
Scotrun, PA 18355

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

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **LORRAINE WALLACE**, late of 1212 Herbst Ave., Saylorsburg, Pennsylvania, 18353, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned 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 affidavit, setting forth an address within the County where notice may be given to claimant.

David H. Slack, Executor  
1212 Herbst Ave.  
Saylorsburg, PA 18353

Law Offices of  
James F. Marsh, Esquire  
109 N. 7th St.  
Stroudsburg, PA 18360

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MARJORIE HOFFMAN, Deceased**, late of Chestnuthill Township, Monroe County,

## MONROE LEGAL REPORTER

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 to their attorney, within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas for the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.  
LISA MILBURN  
8574 Twin Lake Drive  
Kunkletown, PA 18058

WILLIAM ROBERT HOFFMAN  
2516 Rising Hill Drive  
Saylorsburg, PA 18353

ROBERT H. NOTHSTEIN, Esq.  
46 North Sixth St.  
Stroudsburg, PA 18360

PR - March 15, March 22, March 29

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MILDRED R. IRWIN**, late of P.O. Box 333, Pocono Lake, PA 18350, Monroe County, Pennsylvania, deceased.

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

John R. Franks Jr.  
106 Beagle Drive  
Pocono Pines, PA 18350

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

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Peter L. Meachini**, late of Saylorsburg, County of Monroe and Commonwealth of Pennsylvania 18353, deceased.

Letters of Administration in the above estate have been granted to Marguerite Page, Saylorsburg, PA 18353, all persons indebted to the Estate are requested to make payment, and those having claims or demands against it to make the same known without delay to:

James G. Murphy, Esquire  
Murphy & Murphy, P.C.  
106 N. Franklin St., Suite 2  
P.O. Box 97  
Pen Argyl, PA 18072

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Rebecca A. Bauer**, deceased, late of the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania.

Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

Audrey M. Rehrig  
2077 Orioles Drive  
Lehighton, PA 18235

or to her Attorney:

Jenny Y.C. Cheng, Esquire  
Cheng Law Offices, P.C.  
314 Delaware Avenue

P.O. Box 195  
Palmerston, PA 18071  
P - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **STAR JEAN MUTCHLER, a/k/a STAR J. MUTCHLER**, late of 1670 West Main St., Stroudsburg, Pennsylvania, 18360, Monroe County, Pennsylvania, deceased.

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

David W. Mutchler  
8465 Sickle Road  
Bath, PA 18014

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

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

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

Beverly R. Westbrook, Executrix  
P.O. Box 24

Mount Pocono, PA 18344

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

PR - March 15, March 22, March 29

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **SUZANNE ANDERSON**, late of Effort, Monroe County, Pennsylvania.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to LAURA WITCRAFT. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present them without delay to:

Laura Witcraft, Executrix  
197 Minisink Ave.  
P.O. Box 422  
Shawnee-on-Delaware, PA 18356

or to:

George W. Westervelt Jr., Esq.  
706 Monroe St.  
P.O. Box 549  
Stroudsburg, PA 18360

PR - March 1, March 8, March 15

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the Estate of **Craig Mitchell**, Deceased, late of Monroe County, who died on Feb. 13, 2011, to Marion Frankel, Executrix.

Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months and all persons indebted to the estate to

## MONROE LEGAL REPORTER

make payment to it in care of the Attorney noted.  
Connie J. Merwine, Esquire  
501 New Brodheadsville Blvd. N.  
Brodheadsville, PA 18322  
PR - March 15, March 22, March 29

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the **ESTATE OF PAUL B. KOGER, DECEASED**, late of Saylorsburg, PA, who died on Jan. 9, 2013, to Paula K. Gibson and Sandra J. Koger, Personal Representatives.

Kirby G. Upright, Esquire, One West Broad St., Suite 700, Bethlehem, PA 18018, is counsel.

All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of Kirby G. Upright, Esquire, noted above.

KING SPRY HERMAN  
FREUND & FAUL, LLC  
By: Kirby G. Upright, Esquire

One West Broad St.  
Suite 700  
Bethlehem, PA 18018  
610-332-0390

PR - March 8, March 15, March 22

### PUBLIC NOTICE ESTATE NOTICE

LETTERS TESTAMENTARY IN THE Estate of **RAYMOND C. WALTERS JR., a/k/a RAYMOND CLARENCE WALTERS JR.**, deceased, have been granted on the 6th day of March, 2013 to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims, are requested to present the same without delay to the undersigned.

Raymond M. Walters Jr., Executor  
c/o P. Patrick Morrissey, Esq.  
1318 North Fifth St.  
Stroudsburg, PA 18360  
(570) 420-1991

P. Patrick Morrissey, Esq.  
Stroudsburg, PA 18360

PR - March 15, March 22, March 29

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that on Feb. 20, 2013, a Fictitious Name Registration was approved by the Pennsylvania Department of State for the name: **EAST STROUDSBURG AUTO REPAIR** with address of 72 Washington St., East Stroudsburg, PA 18301.

The name and address of the party interested in the business East Stroudsburg Auto Repair and Towing Inc. c/o Huseysin Cagatay of 72 Washington St., East Stroudsburg, PA 18301.

Powlette & Field  
508 Park Ave.  
Stroudsburg, PA 18360

P - March 15

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE is hereby given that pursuant to the provisions of the Act of General Assembly, approved Dec. 16, 1982, P.L. 1309, No. 295, as amended, application was made by Vacation Getaway Inc. to the Secretary of the Commonwealth of Pennsylvania, on or about Feb. 11, 2013, for a certificate to carry on business in the Commonwealth of Pennsylvania, under the assumed or fictitious name, style or designation of "**Vacation Getaway International**" with a principal address of 39 River Road, Minisink Hills, PA 18341-45.

JOSEPH S. WIESMETH  
Attorney at Law, P.C.

Joseph S. Wiesmeth, Esq.  
Attorney ID No.: 49796  
919 Main St.  
Stroudsburg, PA 18360

PR - March 15

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **LOT 58 EDWARD SMITH BLVD., (MIDDLE SMITHFIELD TOWNSHIP), EAST STROUDSBURG, PA 18301.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **JANETTE M. WELHOUS GONZALEZ**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NUMBER 58, SECTION THREE, AS SHOWN ON "PLOTTING OF LAKE OF THE PINES, MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY ELLIOTT & ASSOCIATES" AND RECORDED IN MONROE COUNTY, PENNSYLVANIA IN PLOT BOOK NO. 18, PAGE 19.

TOGETHER WITH ALL RIGHTS AND PRIVILEGES AND UNDER AND SUBJECT TO THE COVENANTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS AS OF RECORD.

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013.**

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **40D SKYVIEW LANE, EAST STROUDSBURG, PA 18301.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **LAWRENCE HALPERN**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN plot, parcel or piece of land, with the dwelling unit now situated thereon in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being designated as Unit "D" of Building Site No. 40, of Northslope III at Shawnee Mountain, as those Unit and Building Site designations appear on those certain Final Plot Plans and Final Lay Out Plans entitled, "Northslope III at Shawnee Mountain" recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 60, Pages 259 and 260.

Parcel No. 09/85685  
Pin No. 09733303404012  
Being known as 40D Skyview Lane, East

## MONROE LEGAL REPORTER

Stroudsburg, PA 18301

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **23 HEATH LANE, MOUNT POCONO, PA 18344**.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **JENNIFER P. RUDD**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof. **TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

ALL that certain lot of parcel of land situate in the Borough of Mt. Pocono, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 64, Section 1, as shown on plotting of "Summit Pointe, Section 1," prepared by Edward C. Hass Associates Inc., registered engineers and dated June 15, 1978, said plot map having been recorded on Aug. 8, 1978, in the Office for Recording of Deeds, &c, for Monroe County, Pennsylvania, in Plot Book Volume 37 at Page 61. Parcel No. 10-12A-1-86

Being known as 23 Heath Lane, Mount Pocono, PA 18344

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **3 DAWN AVENUE, EAST STROUDSBURG, PA 18301**.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **DAVID A. BROWN**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof. **TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

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

BEING Lot No. 515, Plotting II, of Wooddale Country Acres, as shown on a map recorded in Plot Book 28, Page 29.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

BEING the same premises which John S. Allen and David A. Brown, by Deed dated April 26, 2001, and recorded May 3, 2001, in Book 2095, Page 6186, granted and conveyed unto David A. Brown, in fee.

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **6820 BEECH LANE, SAYLORSBURG, PA 18353**.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **JOANN ROMAN and MARVIN O. LEONARD**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly line of Beech Lane, said point being the southwesterly corner or Lot No. 334 and the Southeasterly corner of Lot No. 344 as shown on map entitled Sherwood Forest, Section C of tract 1, dated June 1962; thence along Lot No. 344 North 17 degrees 00 minutes West 160.00 feet to a point; thence North 73 degrees East 100.00 feet to a point; thence South 17 degrees 00 minutes East 160.00 feet to a point on the northerly line of Beech Lane, thence along the northerly line of said Beech Lane, South 73 degrees West 100 feet to the place of BEGINNING.

Pin No. 02635003411259

Parcel No. 2-112247

Being known as 6820 Beech Lane, Saylorsburg, PA 18353

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE FORECLOSURE

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

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on**

## MONROE LEGAL REPORTER

**MARCH 28, 2013 AT 10:00 A.M.** all the right, title and interest of **MARVIN O. LEONARD and STEVE A. JOSEPH**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 311, Section E, A Pocono Country Place, as shown on a plan of lot recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/101, 107, 109.

Pin No. 03635812765957

Parcel No. 3-9A-1-129

Being known as 5642 Pembroke Drive, Tobyhanna, PA 18466

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **APRIL 9, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal

Middle District of PA

PR - March 8, March 15, March 22

### PUBLIC NOTICE

#### INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on Feb. 28, 2013. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **611 Management Corp.**

Timothy B. Fisher II, Esquire

FISHER & FISHER

LAW OFFICES LLC

525 Main St.

P.O. Box 396

Gouldsboro, PA 18424

PR - March 15

### PUBLIC NOTICE

#### INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on Feb. 11, 2013 for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law, as amended.

The name of the corporation is: **SOPHIE'S INC.**

The purpose for which it was organized is to have unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, as amended.

DAVID L. HORVATH, Esquire

NEWMAN, WILLIAMS, MISHKIN

CORVELEYN, WOLFE & FARERI

712 Monroe St.

Stroudsburg, PA 18360

P - March 14

R - March 15

### PUBLIC NOTICE

#### IN THE COURT OF

#### COMMON PLEAS OF

#### MONROE COUNTY

#### FORTY THIRD

#### JUDICIAL DISTRICT

#### COMMONWEALTH OF

#### PENNSYLVANIA

#### CIVIL ACTION

#### NOTICE OF SHERIFF'S

#### SALE OF REAL PROPERTY

#### NO.: 5156-CV-10

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC7, Plaintiff, vs. **HEGEIL ANTOINE, Defendant**

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

Your house (real estate) at **64 ROCKY MOUNTAIN ROAD a/k/a 64 ROCKY MOUNTAIN DRIVE NORTH, EFFORT, PA 18330-8842** is scheduled to be sold at the Sheriff's Sale on April 25, 2013 at 10:00 a.m. in the **Monroe County Courthouse, 7th and Monroe St., Stroudsburg, PA 18360**. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 64, Section 5, as shown on 'Plotting of Sierra View,' Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates Inc. and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book No. 33, Page 41.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** Hegeil Antoine, a married person, by deed from Cecile Marcelin and Hegeil Antoine, H/W, dated 03/24/2009 and recorded 03/25/2009 in Book 2350 Page 7254.

**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, 913 Main St., Stroudsburg, PA 18360; (570)424-7288**  
PR - March 15

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA CIVIL ACTION NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NO.: 9663-CV-10

WELLS FARGO BANK, N.A., Plaintiff, vs. **WALTER J. MOORE, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA, Defendant**

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

Your house (real estate) at **3131 UNDERWOOD ROAD, EAST STROUDSBURG, PA 18301** is scheduled to be sold at the Sheriff's Sale on April 25, 2013 at 10:00 a.m. in the **Monroe County Courthouse, 7th and Monroe St., Stroudsburg, PA 18360**. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

Lot No. 7 and 9, Block 13 of Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania.

Lot No. 11 and 13, Block 13 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania

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

TAX CODE: 9/14B/3-13/7

TAX PIN: 09731502870926

TAX CODE: 9/14B/3-13/11

TAX CODE: 09731502789043

**TITLE TO SAID PREMISES IS VESTED IN** Walter J.

## MONROE LEGAL REPORTER

Moore, by Deed from Ross R. Lesoine and Barbara Ann Lesoine, h/w, dated 05/15/2005, recorded 05/17/2006 in Book 2267, Page 9203.

**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, 913 Main St., Stroudsburg, PA 18360; (570)424-7288**  
PR - March 15

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9482 CIVIL 2012  
ACTION TO QUIET TITLE**

ESSACor, INC., Plaintiff, vs. JAMES SAENGER as EXECUTOR OF THE ESTATE OF CAROLE L. SAENGER, JAMES SAENGER, ROBERT C. SAENGER II, MICHAEL SAENGER, LINDA SAENGER, DIANA SAENGER, SAMANTHA SAENGER, their heirs, executors, administrators and assigns, UNITED STATES DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, ADVANTAGE ASSETS INC. AS ASSIGNEE OF MBNA AMERICA BANK, and their successors and assigns. Defendants

**TO: JAMES SAENGER and MICHAEL SAENGER:** On November 8, 2012 a Complaint in an Action to Quiet Title was filed in the above matter.

The Complaint states that Plaintiff herein, ESSACor Inc., was the successful bidder at an Upset Tax Sale conducted by the Monroe County Tax Claim Bureau on Sept. 12, 2012 and thereby is the owner of the premises located at Lot 7 as shown on map entitled "Final Subdivision Plan, Greenwood Forest," Coolbaugh Township, Monroe County, PA.

A legal description is attached to the Complaint. By merit of the Tax Sale, defendants or any other successors, and assigns, any anyone claiming under them, are forever barred from asserting any right, lien, title or interest in the subject premises above referenced.

**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 Plaintiffs. You may lose money or property or other rights important to you.

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

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

**Monroe County Bar Association  
913 Main St.  
Stroudsburg, PA 18360  
Telephone: (570) 424-7288**

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
James V. Fareri, Esq.  
Attorney for Plaintiffs  
712 Monroe St.  
Stroudsburg, PA 128360  
(570) 421-9090

PR - March 15

**PUBLIC NOTICE  
MONROE COUNTY**

**COURT OF COMMON PLEAS  
NO. 5149-CV-2010**

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

**CIVIL ACTION LAW**

OneWest Bank, F.S.B. vs. John Brannan  
**NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY**

To: **John Brannan**, 95 B Fernwood Drive, East Stroudsburg, PA 18301

and  
821 Penn Estates, East Stroudsburg, PA 18301

and  
P.O. Box 722  
Bartonsville, PA 18321

Your house (real estate) at **95 Fernwood Drive, East Stroudsburg, PA 18301** is scheduled to be sold at Sheriff's Sale on **April 25, 2013 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$169,157.05 obtained by OneWest Bank, F.S.B. against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to OneWest Bank, F.S.B. 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 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 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**



## MONROE LEGAL REPORTER

SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE

Monroe County Bar Assoc., Lawyer Referral Service, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc., Lawyer Referral Service, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288

McCabe, Weisberg and Conway  
Philadelphia, PA 19109

PR - March 15

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 3911-CV-2012**

NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. MARK PHELPS, MARIA JOSEFINA SILVA, Defendants

**NOTICE**

To: **MARK PHELPS and MARIA JOSEFINA SILVA:** You are hereby notified that on May 14, 2012, Plaintiff, NATIONSTAR MORTGAGE, LLC, 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. 3911-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1310 STAG RUN ROAD a/k/a 1310 WOODS END ROAD, POCONO LAKE, PA 18347, whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - March 15

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,**

**PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 5704-CV-2012**

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FKA BANKERS TRUST COMPANY AS TRUSTEE  
FOR RASC 2002KS1, Plaintiff, vs. **PAULINE  
PEARCE**, Defendant

**NOTICE**

To: **PAULINE PEARCE:**

You are hereby notified that on July 9, 2012, Plaintiff, DEUTSCHE BANK TRUST COMPANY AMERICAS FKA BANKERS TRUST COMPANY AS TRUSTEE FOR RASC 2002KS1, 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. 5704-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8901 RACCOON TRAIL, TOBYHANNA, PA 18466-3446, whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - March 15

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 6675-CV-12**

GMAC MORTGAGE, LLC, Plaintiff, vs. **MARGARET RYMAN-RAINONE, RALPH F. RAINONE**, Defendants

**NOTICE**

To: **MARGARET RYMAN-RAINONE and RALPH F. RAINONE:**

You are hereby notified that on Aug. 8, 2012, Plaintiff, GMAC MORTGAGE, LLC, 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. 6675-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2405 NADINE BOULEVARD, POCONO SUMMIT, PA 18346, whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date

## MONROE LEGAL REPORTER

of this publication or a Judgment will be entered against you.

### NOTICE

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

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

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

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

PR - March 15

### **PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY NO. 6720-CV-2012**

PHH MORTGAGE CORPORATION, Plaintiff, vs.  
**KIMBERLY A. PATTERSON N/K/A SUSAN D. LEBEAU**, Defendant

### NOTICE

To: **KIMBERLY A. PATTERSON N/K/A SUSAN D. LEBEAU:**

You are hereby notified that on Aug. 9, 2012, Plaintiff, PHH MORTGAGE CORPORATION, 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. 6720-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2003 WINDING WAY, BLAKESLEE, PA 18610, whereupon your property would be sold by the Sheriff of MONROE County.

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

### NOTICE

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

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

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

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St.  
Stroudsburg, PA 18360

570-424-7288

PR - March 15

### **PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY NO. 7604-CV-2012**

CITIFINANCIAL SERVICES INC., Plaintiff, vs.  
**BETSY PALMER**, Defendant

### NOTICE

To: **BETSY PALMER**

You are hereby notified that on Sept. 12, 2012, Plaintiff, CITIFINANCIAL SERVICES INC., 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. 7604-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 403 LARCH LANE, POCONO SUMMIT, PA 18346, whereupon your property would be sold by the Sheriff of MONROE County.

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

### NOTICE

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

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

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

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

PR - March 15

### **PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY NO. 8343-CIVIL-2012**

GMAC MORTGAGE, LLC, Plaintiff, vs. **ANGEL M. RIVERA, ZORAIDA E. RIVERA**, Defendants

### NOTICE

To: **ZORAIDA E. RIVERA:**

You are hereby notified that on Oct. 1, 2012, Plaintiff, GMAC MORTGAGE, LLC, 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. 8343 CIVIL 2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 427 ROCKY MOUNTAIN DRIVE NORTH, EFFORT, PA 18330-8848, whereupon your property would be

## MONROE LEGAL REPORTER

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

### NOTICE

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

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

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

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

PR - March 15

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 5156-CV-2010

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR RAMP 2005EFC7 vs. HEGEIL ANTOINE  
NOTICE TO: HEGEIL ANTOINE

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

Being Premises: 64 ROCKY MOUNTAIN ROAD a/k/a  
64 ROCKY MOUNTAIN DRIVE NORTH, EFFORT,  
PA 18330-8842

Being in Township of Chestnuthill, County of MON-  
ROE, Commonwealth of Pennsylvania

TAX CODE: 2/6B/1/33

TAX PIN: 02-6340-01-19-1210

Improvements consist of residential property.

Sold as the property of HEGEIL ANTOINE

Your house (real estate) at 64 ROCKY MOUNTAIN  
ROAD a/k/a 64 ROCKY MOUNTAIN DRIVE NORTH,  
EFFORT, PA 18330-8842 is scheduled to be sold at  
the Sheriff's Sale on APRIL 24, 2013 at 10:00 AM, at  
the Monroe County Courthouse, 7th & Monroe St.,  
Stroudsburg, PA 18360, to enforce the Court  
Judgment of \$372,092.14 obtained by, U.S. BANK  
NATIONAL ASSOCIATION (the mortgagee), against  
the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - March 15

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 5299-CV-2009

JPMORGAN CHASE BANK NATIONAL AS-  
SOCIATION vs. BASIRAT BROWN  
NOTICE TO: BASIRAT BROWN

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

Being Premises: 152 TRANQUILITY COURT a/k/a  
LOT 152 TRANQUILITY COURT, LONG POND, PA  
18334

Being in Township of Tunkhannock, County of MON-  
ROE, Commonwealth of Pennsylvania

TAX CODE: 20/1E/1/152

TAX PIN: 20-6333-04-73-2350

Improvements consist of residential property.

Sold as the property of BASIRAT BROWN

Your house (real estate) at 152 TRANQUILITY  
COURT a/k/a LOT 152 TRANQUILITY COURT,  
LONG POND, PA 18334 is scheduled to be sold at  
the Sheriff's Sale on APRIL 25, 2013 at 10:00 AM, at  
the Monroe County Courthouse, 7th & Monroe St.,  
Stroudsburg, PA 18360, to enforce the Court  
Judgment of \$198,070.26 obtained by, JPMORGAN  
CHASE BANK NATIONAL ASSOCIATION (the mort-  
gagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - March 15

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE OF REAL PROPERTY NO.: 10330-CV-2010

CITIMORTGAGE INC. S/B/M TO ABN AMRO MORT-  
GAGE GROUP, PC, Plaintiff, vs. CARL M. SEVER,  
TAMI L. SEVER, Defendants

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

Your house (real estate) at 170 BRIAN LANE,  
EFFORT, PA 18330-9014 is scheduled to be sold at  
the Sheriff's Sale on April 25, 2013 at 10:00 a.m. in  
the Monroe County Courthouse, 7th and Monroe  
St., Stroudsburg, PA 18360. In the event the sale is  
continued, an announcement will be made at said  
sale in compliance with PA Rules of Civil Procedures,  
Rule 3129.3.

ALL THAT CERTAIN lot, parcel or piece of land situ-  
ate in the Township of Chestnuthill, County of Monroe  
and State of Pennsylvania, designated as Lot No.  
170 on a map entitled 'Map of Section Two, The  
Birches West,' dated 14 September 1978 and record-  
ed in Map Book Volume 38, page 59, being further  
bounded and described as follows, to wit:

BEGINNING at an iron on the northerly line of Brian  
Lane, said iron being the Southeasterly corner of Lot  
No. 169 as shown on the aforesaid map; thence  
along Lot No. 169 North 20 degrees 57 minutes 35  
seconds West 290.40 feet to an iron; thence along  
Sierra View, Section One as recorded in Map Book  
Volume 33, page 29, North 69 degrees 02 minutes 25  
seconds East 151.00 feet to an iron on the westerly  
line of Shenkel Road; thence along the westerly line  
of Shenkel Road, South 20 degrees 57 minutes 35  
seconds East 260.40 feet to a point of curvature on  
an easement are; thence along said easement are on  
a curve to the right having a radius of 30.00 feet and  
an arc length of 47.12 feet to a point of tangency on  
the northerly line of Brian Lane; thence along the  
northerly line of Brian Lane South 69 degrees 02 min-  
utes 25 seconds West 121.00 feet to the place of  
BEGINNING.

CONTAINING 1.002 acres, more or less.

BEING LOT NO. 170 as shown on the aforesaid map.  
TOGETHER WITH ALL rights and privileges and  
UNDER AND SUBJECT to the covenants, excep-  
tions, conditions, restrictions and reservations as of  
record.

TITLE TO SAID PREMISES IS VESTED IN Carl M.  
Sever and Tami L. Sever, h/w, by Deed from Michele  
Morgano and Pietra Morgano, h/w, dated  
04/18/2001, recorded 04/24/2001 in Book 2094,  
Page 9685.

TAX CODE: 2/14D/3/23

TAX PIN: 02-6330-02-77-6311

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

PR - March 15

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO

## MONROE LEGAL REPORTER

PA. R.C.P. 3129(2)  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CASE NO. 2010-CIVIL-4913  
ACTION IN MORTGAGE  
FORECLOSURE

CITIZENS SAVINGS BANK, Plaintiff, vs.  
**HOPETON B. MOULTON**, Executor of the ESTATE  
OF DONALD R. SMITH,

**ANA TORRES MOORE**, individually and as a general  
partner t/a an unnamed general partnership,  
**MARIA A. AYALA**, individually and as a general partner  
t/a an unnamed general partnership,  
and

**NILDA P. RIVERA**, individually and as a general partner  
t/a an unnamed general partnership,  
Defendants

NOTICE TO: HOPETON B. MOULTON, Executor of the  
ESTATE OF DONALD R. SMITH: and MARIA A.  
AYALA

NOTICE OF SHERIFF'S SALE of Real Property (real  
estate) on Thursday, May 30, 2013 at 10:00 a.m. in  
the Monroe County Courthouse, Seventh and  
Monroe Streets, Stroudsburg, Pennsylvania 18360  
THE PROPERTY TO BE SOLD is located at: Lot  
2615, Section H-11, Alter Street, Stillwater Lakes,  
Pocono Summit, Coolbaugh Township, Monroe  
County, Pennsylvania 18346.

THE PROPERTY TO BE SOLD is assessed under  
03634604716287 and the TAX CODE I.D. NO. IS  
03/14F/2/48.

BEING the same premises conveyed by Sam Sidney  
Weinstein to Donald R. Smith, Ana Torres, Maria  
Ayala and Nilda P. Rivera by Deed dated July 14,  
1984 and recorded in Monroe County Deed Book  
1375 at page 343.

THE JUDGMENT ON WHICH THE SALE IS BEING  
HELD is a judgment in mortgage foreclosure docketed  
to the above term and number in the amount of  
\$29,241.46, as reflected in the Writ of Execution, plus  
additional interest, attorney's fees, late charges,  
costs and escrow advances through the date of payment  
in full.

THE OWNER(S) OR REPUTED OWNER(S) OF THE  
PROPERTY ARE: HOPETON B. MOULTON,  
Executor of the ESTATE OF DONALD R. SMITH;  
ANA TORRES, a/k/a ANA TORRES MOORE, individually  
and as a general partner t/a an unnamed general  
partnership; MARIA A. AYALA, individually and  
as a general partner t/a an unnamed general partnership;  
and NILDA P. RIVERA, individually and as a  
general partner t/a an unnamed general partnership.

NOTICE IS GIVEN to all claimants and parties in  
interest that the Sheriff will, for all sales where the filing  
of a schedule of distribution is required, file the  
said schedule of distribution not later than thirty (30)  
days after the sale, in his office, where the same will  
be available for inspection, and that distribution will  
be made in accordance with the schedule, unless exceptions  
are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION at the suit of  
Citizens Savings Bank vs. Hopeton B. Moulton,  
Executor of the Estate of Donald R. Smith, deceased,  
Ana Torres, a/k/a Ana Torres Moore, individually and  
as a general partner t/a an unnamed general partnership,  
Maria A. Ayala, individually and as a general  
partner t/a an unnamed general partnership, and  
Nilda P. Rivera, individually and as a general partner  
t/a an unnamed general partnership. Sheriff to collect  
\$29,241.46, as reflected in the Writ of Execution, plus  
additional interest, attorney's fees, late charges,  
costs and escrow advances through the date of payment  
in full.

DAVID K. BROWN, ESQUIRE  
KREDER BROOKS  
HAILSTONE LLP  
Attorney for Plaintiff,  
Citizens Savings Bank  
220 Penn Ave., Suite 200  
Scranton, PA 18503  
(570) 346-7922

PR - March 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 10690 CIVIL 2010, I, Todd A. Martin, Sheriff of  
Monroe County, Commonwealth of Pennsylvania will  
expose the following described real estate to public  
sale in the Monroe County Courthouse, Stroudsburg,  
Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in  
the **Smithfield Township**, Monroe County and  
Commonwealth of Pennsylvania, known as Interval  
Nos. 27 & 35 of Unit No. FV-18A, of Fairway Village,  
described in a certain "Declaration of 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 6,  
1976 and recorded on December 15, 1981 in the  
Office of the Recorder of Deeds for Monroe County,  
Pennsylvania in Deed Book Volume 1154, at Page  
74, granted and conveyed Unit No. FV-18A, Int. No.  
27, unto Gene Marques.

ALSO BEING THE SAME premises which Security  
Bank and Trust company, Trustee, by deed dated  
July 8, 1976 and recorded on December 15, 1981 in  
the Office of the Recorder of Deeds for Monroe  
County, Pennsylvania in Deed Book Volume 1154, at  
Page 78, granted and conveyed Unit No. FV-18A, Int.  
No. 35, unto Gene Marques

BEING PART OF PARCEL NO. 16/4/1/48-18A and  
PIN NO. 16732102877798B18A

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 10030 CIVIL 2010, I, Todd A. Martin,  
Sheriff of Monroe County, Commonwealth of  
Pennsylvania will expose the following described real

## MONROE LEGAL REPORTER

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

**THURSDAY, MARCH 28, 2013**

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

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

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

BEGINNING at an iron on the Northerly line of Shady Oaks Drive West, said iron being the most Easterly corner of Lot No. 312 as shown on map entitled 'Section IIIA, Shady Oaks, August 14, 1981'; THENCE along Lot No. 312 (a radial line to the hereinafter described curve) North 68 degrees 24 minutes 30 seconds West 255.00 feet to a point in the middle of a stream and in line of Lot No. 202, Section 1, Shady oaks; THENCE in and along the middle of said stream and partly along Lot No. 202 and partly along Lot No. 203, Section 1, Shady Oaks, in a Northeasterly direction 204 feet, more or less to a point (the chord bearing and distance being North 27 degrees 46 minutes 32 seconds East 203.70 feet), the most Westerly corner of Lot No. 310 as shown on said Map; THENCE along Lot No. 310 (a radial line to the hereinafter described curve), South 57 degrees 43 minutes 15 seconds East 252.00 feet to an iron on the Northerly line of Shady Oaks Drive West in a Westerly direction on a curve to the left having a radius of 840.00 feet an arc length of 156.69 feet to the place of BEGINNING.

CONTAINING 45,068 sq. ft. more or less. BEING Lot No. 311 as shown on said Map as recorded in Map Book 49, Page 25.

**TITLE TO SAID PREMISES IS VESTED IN** Todd M. Meyer and Angela G. Meyer, h/w, by Deed from Edward C. Hermann and Sally A. Hermann, h/w, dated 08/29/2005, recorded 09/12/2005 in Book 2239, Page 4824.

TAX CODE: 15/7B/1/26

TAX PIN: 15/6247/02/75/8458

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TODD M. MEYER ANGELA G. MEYER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1013 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

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

**THURSDAY, MARCH 28, 2013**

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

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

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

BEGINNING at a point in the centerline of a forty foot road, said road leading to Township Road 417, and at the westerly end of said road; thence by land now or late or Carl Reiche and others, North seventy-five degrees thirty-three minutes West for 330.09 feet to an iron pin; thence by the same, North sixty-three degrees forty-four minutes West 258.40 feet to a pipe; thence by lands of Anthony Pisano, of whose lands this tract was formerly a part, North forty-one degrees thirteen minutes ten seconds East for 214.12 feet to a pipe; thence by the same North seventy-one degrees twenty-four minutes East 275.00 feet to a pipe; thence by lands now or late of Carl Reiche and others, South eighteen degrees thirty-four minutes East (at 192.19 feet passing over an iron bolt) for 469.96 feet to the point of BEGINNING.

The above described tract contains 3.022 acres, more or less and is portion of tract #1 as designated on a map of lands of Carl Reiche and others as recorded at Stroudsburg, Pennsylvania, in Plot Book Vol. 10, Page 101.

UNDER AND SUBJECT to the right of way and together with the right of way more fully set forth in the within referred to deed.

UNDER AND SUBJECT to the conditions, restrictions and reservations set forth in Deed Book Volume 324, Page 166.

BEING KNOWN AS: RR 6 Box 6397A, Stroudsburg, PA 18360

TAX CODE: 02/4/1/28-16

PIN NO.: 02625900625426

**TITLE TO SAID PREMISES IS VESTED IN** Michael J. Lambert by deed from Louis G. Marozsan, Jr. and Jane Burger Marozsan, n/k/a Jane Burger dated 05/28/1999 recorded 06/01/1999 in Deed Book 2064 Page 4790.

Having been erected thereon a single family dwelling, **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL J. LAMBERT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

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

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1017 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 326, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 21, 23 and 25.

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

TITLE TO SAID PREMISES VESTED IN Nilda Bueno, by Deed from Marina Torozova and Nikolay Pankratov, her husband, dated 03/24/2006, recorded 03/31/2006 in Book 2262, Page 4944.

TAX CODE: 03/8E/1/128

TAX PIN: 03-6348-12-96-6042

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 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:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of 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 Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in MAP FILE 59, Page 155, bounded and described as follows to wit:

BEGINNING at a point on the edge of 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 at the end of Oakwood Court, thence along the edge of the said cul-de-sac on a curve to the left with a radius of sixty feet for 49.68 feet to the point of BEGINNING. CONTAINING 1.369 Acres.

UNDER AND SUBJECT to restrictions as of record. 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 Book 2165, Page 4591, granted and conveyed unto Joseph Buonforte and Karen Jean Buonforte, his wife, in fee.

TAX CODE #: 15/8B/4/27

PIN #: 15-6256-01-49-0616

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH BUONFORTE AND KAREN JEAN BUONFORTE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 10771 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEING all of Lot No. 38, Section 4, as shown on

## MONROE LEGAL REPORTER

"Final Subdivision Plan of Ledgewood North, Section 4", prepared by Frank J. Smith, Jr., Inc., dated June 14, 1995 and recorded May 28, 1996, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 68, Page 83.

Tax Id: 9/89961

PIN: 09730400972879

For information purposes only property as known as: 9 Jennifer Lane East Stroudsburg, PA 18302-8663

TITLE IS VESTED IN William D. Fenner and Linda K. Fenner, his wife, by Deed from James W. Halterman and Shirley M. Halterman, his wife, dated 4/13/1997 and recorded in the Monroe County Recorder of Deeds on 7/22/1997 under Book 2038, Page 1903.

On or about June 18, 2009, William D. Fenner departed this life, whereby title to the real property became vested to Linda K. Fenner, his wife, solely, by Right of Survivorship and operation of law.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA K. FENNER**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 10825 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 6, Section One, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania made by Elliott and Associates' and recorded in Monroe County, Pennsylvania, in Plot Book Volume No. 17 page 51.

UNDER AND SUBJECT to restrictions of record. SUBJECT to a user agreement dated 12/29/94, recorded 01/19/95 in Book 1991 page 0073.

TITLE TO SAID PREMISES VESTED IN Kenneth Felton and Denise Felton, h/w, by Deed from Pocono Property Finders, Inc., a Pennsylvania Corporation, dated 10/09/1993, recorded 10/12/1993 in Book 1913, Page 1321.

Premises being: 6 Pine Ridge Drive, a/k/a 39 Lake of

the Pines, East Stroudsburg, PA 18302

TAX CODE: 9/4C/1/109

TAX PIN: 09-7344-04-50-1463

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KENNETH FELTON DENISE FELTON**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 10846 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THE FOLLOWING lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 160, Section 4, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book No. 33 Page 37.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Karl H. Schroeder and Olga Y. Schroeder, h/w, by Deed from Theresa Venezia, dated 01/10/2005, recorded 01/12/2005 in Book 2213, page 3342.

TAX CODE: 2/14E/1/44

TAX PIN: 02-6330-02-99-0599

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: OLGA Y. SCHROEDER KARL H. SCHROEDER**

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 11033 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 30, Section E, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Page 123 and 125.

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

TITLE TO SAID PREMISES VESTED IN Chandramani Seelochan, by Deed from Christopher L. McCabe and Vinita A. McCabe, h/w, dated 09/13/2004, recorded 09/15/2004 in Book 2202, Page 750.

TAX CODE: 17/15F/1/30  
TAX PIN: 17-6382-04-93-2126

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHANDRAMANI SEELOCHAN

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 11033 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, and Commonwealth of Pennsylvania, being Lot or Lots No. 154, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe county, Pennsylvania, in Plot Book Vol. 33, page(s) 101, 105.

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

TITLE TO SAID PREMISES VESTED IN Maria J. Inman, single, by Deed from Lawrence Milligan and Jeannine Milligan, h/w, dated 11/29/2004, recorded 11/30/2004 in Book 2209, Page 1515.

TAX CODE: 17/15F/1/154  
TAX PIN: 17639203134563

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

**MARIA J. INMAN a/k/a MARIA J. INMAM**

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  
ALLISON F. WELLS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 1, March 8, March 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 11056 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 102, Section 6, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania made by VEP & Associates, Inc., and recorded in Plot Book Volume 33, page 47.

BEING KNOWN AS: Lot 102 Shenandoah Trail F/K/A 102 Shenandoah Lane, Effort, PA 18330

UNDER AND SUBJECT to those certain covenants, conditions, easements, exceptions, reservations, restrictions, rights of way, as set forth in the chain of title.

Together with all and singular the improvements,



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ways, street, 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 them the said Grantors, as well at law as in equity, of, in, and to the same;

AND with the benefit of, and under and subject to, easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground provided, however, that the recital of the within mentioned easements, covenant and restrictions shall not be construed as a revival thereof in the event that they, them or any of them, have expired by limitation or for any other reason whatsoever.

TITLE TO SAID PREMISES VESTED IN Amy Ray Dawson, a single person, by Deed from Conrad J. Odol and Michelle B. W. Odol, married, dated 11/16/2007, recorded 11/20/2007 in Book 2321, Page 3760.

TAX CODE: 02/6C/1/99

TAX PIN: 02-6331-04-91-1335

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AMY RAY DAWSON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 11200 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 25, Nottingham Manor, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 75, Page 10.

TITLE TO SAID PREMISES VESTED IN Min Ho Moon and Mee Ree Moon, h/w, by Deed from Anthony Maula, married and Marlene Maula, married, dated 02/18/2005, recorded 02/28/2005 in Book 2217, Page 4696.

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

TAX CODE: 12/96719

TAX PIN: 12-6372-00-92-4644

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MINHO MOON MEE REE MOON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 11363 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 350, Birch Brier Estates, Section Ten, recorded in Plot Book Volume 60, page 430, being described as follows, to wit:

BEGINNING at an iron on the northerly side of Lower Mountain Drive, being also a corner of Lot No 349, Birch Brier Estates, Section Ten, thence along the northerly side of Lower Mountain Drive the following three courses and distances: (1) S 89 degrees 42 minutes 11 seconds W (Magnetic Meridian) for 113.40 feet to an iron; (2) on a curve to the right having a radius of 50.00 feet and an arc length of 52.36 feet to an iron; (3) on a curve to the left having a radius of 50.00 feet and an arc length of 59.73 feet to an iron, a corner of Lot No. 351, Birch Brier Estates, Section Ten, thence along Lot No. 351, N 08 degrees 44 minutes 14 seconds W for 931.35 feet to an iron, a corner of Lot No. 17 and 18, Birch Brier Estates, Section One, thence along Lot No. 18, S 56 degrees 38 minutes 25 seconds E for 413.32 feet to an iron, a corner of Lot No. 349, Birch Brier Estates, Section Ten, thence along Lot No. 349, S 00 degree 17 minutes 49 seconds E for 741.65 feet to the place of BEGINNING.

CONTAINING 5.103 Acres more or less.  
UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as in Deed Book Volume 1493 Page 482 and Deed Book Volume 1627

## MONROE LEGAL REPORTER

Page 1620.

TITLE TO SAID PREMISES VESTED IN Alfred M. Amundsen, by Deed from Scott Spangler, dated 09/20/2005, recorded 10/06/2005 in Book 2242, Page 8301.

TAX CODE: 02/86625

TAX PIN: 02-6320-00-88-5053

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALFRED M. AMUNDSEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 11488 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, designated as Lot No. 36 on a map entitled "Map of Final Plan, Section One, The Birches West", recorded in Plot Book Volume No. 36 at page No. 69, further bounded and described as follows, to wit:

BEGINNING at an iron on the westerly line of Daisy Drive, said iron being the northeasterly corner of Lot No. 35, as shown on the aforesaid map; thence along Lot No. 36, South 69 degrees 02 minutes 25 seconds West 265.00 feet to an iron, the southeasterly corner of Lot No. 26, as shown on the aforesaid map; thence along Lot No. 26 North 20 degrees 57 minutes 35 seconds West 165.25 feet to an iron on the southerly line of Michael Drive; thence along the southerly line of Michael Drive, North 69 degrees 02 minutes 25 seconds East 235.00 feet to an iron, a point of curvature on an easement arc; thence, along said easement arc on a curve to the right having a radius of 30 feet and an arc length of 47.12 feet to a point of tangency on the westerly line of Daisy Drive, thence along the westerly line of Daisy Drive, South 20 degrees 57 minutes 35 seconds East 135.25 feet to the place of BEGINNING.

CONTAINING 1.001 acres, more or less. BEING Lot No. 36 as shown on the aforesaid map.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe

County Courthouse.

BEING THE SAME PREMISES which Robert N. Daley, Single, by deed dated April 19, 2006 and recorded on may 2, 2006, in Book 2265 at Page 9902, of the Monroe County, PA Records, granted and conveyed unto, Brenda Martucci, single.

TAX ID: 02/14D/1/21.

PIN: 02-6330-02-86-8295.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRENDA MARTUCCI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1155 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna/Tunkhannock**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5787, Section D1, Emerald Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 19/111. BEING known and numbered as 5787 Cinnamon Trail, Long Pond, PA 18334.

BEING THE SAME PREMISES WHICH Kevin F. Derk and Marianne Derk, husband and wife, by deed dated January 7, 2005 and recorded January 12, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2213, Page 3542, granted and conveyed unto Craig M. Gonzalez and Danielle P. Gonzalez, husband and wife.

TAX CODE: 20/1C/1/394

PIN NO: 20634404615635

Taxes are paid to Tunkhannock Township.

EXHIBIT "A"

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CRAIG M. GONZALEZ; DANIELLE P. GONZALEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH L. LEVY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1181 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point of the northerly side of Township Road No. T-475, known as Kroucher Drive; thence along Lot No. 8; North 62°20'42" East 394.91 feet to a point in line of lands now or formerly of Howard Stein, being a common corner of Lots Nos. 8 and 9; thence along lands of Howard Stein South 4°58'23" East 230 feet to a point, being a common corner of Lots No. 9 and 10; thence along Lot No. 10, South 86°21'50" West 351.35 feet to a point on the easterly side of the said Township Road No. T-475; thence along the same on a curve to the Northwest having a radius of 170 feet an arc length of 71.27 feet to the point of beginning. Being Lot No. 9 on the Plan of Lots known as "Plan of Lands of Louise Irion," dated December 7, 1977, revised January 24, 1978, Water Gap Associates, Inc., Consulting Engineers, and being the same Plot Plan as recorded in the Office of the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 35, Page 53. Containing 1.237 acres, more or less.

BEING THE SAME PREMISES which Peter Fritz Peise and Rosemarie Peise, husband and wife, by Deed dated January 7, 2002 and recorded January 10, 2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2112, Page 6737, granted and conveyed unto JOHN ALONIS and JEANETTE ALONIS, husband and wife. IMPROVEMENTS: Residential property.

TAX CODE NO. 8/1A/3/10  
PIN #08637104931058

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN ALONIS  
A/K/A JOHN J. ALONIS  
JEANETTE ALONIS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS M. FEDERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 12060 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in **Middle Smithfield Township**, Monroe County and Commonwealth of Pennsylvania, being Lot No. 137, Phase 1, as is more particularly set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corporation, which plan is duly recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania, at Plot Book Volume 61 and Page 105, revised at Plot Book Volume 64 and Page 223.

BEING known and designated as Tax Parcel ID No 9/86982 and 09-7323-02-87-6985 in the Deed Registry Office of Monroe County, Pennsylvania.

BEING the same property which Meadow Creek, Inc., by their deed dated August 7, 2001 and recorded August 14, 2001 in the Recorder's Office of Monroe County, Pennsylvania, at Deed Book Volume 2102 and Page 4434, granted and conveyed unto Howard P. Rubinson and Joanna Lanza Rubinson, husband and wife.

BEING KNOWN AS: 137 Country Club Drive, East Stroudsburg, PA 18301  
TAX CODE: 09/86982  
PIN NO.: 09732302876985

TITLE TO SAID PREMISES IS VESTED IN Howard P. Rubinson and Joanna Lanza Rubinson, husband and wife by Deed from Meadow Creek, Inc dated 08/07/2001 recorded 08/14/2001 in Deed Book 2102 Page 4434.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HOWARD P. RUBINSON  
JOANNA LANZA RUBINSON  
A/K/A JOANNA L. RUBINSON**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 12692 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 809 Section 1 as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates," on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book Volume 16 Page 49. BEING the same premises which Coastal Environmental Inc, by deed dated August 10, 2007 and intended to be recorded simultaneously herewith, granted and conveyed unto Juline Samuels, in fee.

BEING KNOWN AS: 809 Lamont Way, Tobyhanna, PA 18466

TAX CODE: 03/4B/1/85

PIN NO.: 03635704907317

TITLE TO SAID PREMISES IS VESTED IN Juline Samuels, by deed from Coastal Environmental Inc dated 08/10/2007 recorded 08/10/2007 in Deed Book 2313 Page 3352.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGUERITE L. THOMAS,

ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1280 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 46, Pine Glen, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, Page 5.

BEING known and numbered as 4793 Coolbaugh Road, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES WHICH Mario M. Gagne and Sally J. Gagne, husband and wife, by deed dated September 26, 2003 and recorded September 29, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2168, Page 8626, granted and conveyed unto David M. Thomas and Gloria Thomas, husband and wife.

TAX CODE: 09/13/3/20

PIN NO.: 09731602781077

EXHIBIT "A"

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID M. THOMAS  
GLORIA 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1308 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

## MONROE LEGAL REPORTER

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

**THURSDAY, MARCH 28, 2013**

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

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

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

BEGINNING at a point on the Westerly side of Stokes Avenue, in lines of lands now or formerly of Lewis Shiffer, et al; thence along the Westerly side of Stokes Avenue, South eleven degrees twenty five minutes East fifty feet to a point; thence through Lot No. 15, Section B, on the hereinafter designated Plan of Lots, South seventy eight degrees thirty five minutes West one hundred fifty two and five tenths feet to a point in line of an alley twenty feet in width; thence along the Easterly side of said alley, North eleven degrees twenty five minutes West fifty feet to a point in line of the aforementioned lands now or formerly of Lewis Shiffer, et al; thence along said lands now or formerly of said Shiffer North seventy eight degrees thirty five minutes East one hundred fifty two and five tenths feet to the place of BEGINNING.

BEING Lot No. 16 and the northerly ten feet of Lot No. 15, Section B, on 'Map of Lands of Highland Park Development Company, Stroudsburg, Monroe County, Pennsylvania, E.C. Hass, C.E.'

**TITLE TO SAID PREMISES IS VESTED IN** Theresa M. DeHaven, single, by Deed from Frances Feltz, a/k/a Frances Flood, widow, dated 07/12/2006, recorded 07/25/2006 in Book 2275, Page 3191.

TAX CODE: 18-51/8/2

TAX PIN: 18-7300-08-77-6515

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THERESA M. DEHAVEN**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1347 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 227, Birch Brier Estates, Section Six, recorded in Plot Book Volume 59 page 147, being recorded as follows, to wit:

BEGINNING at an iron on the easterly side of Poplar Creek Lane, being also a corner of Lot No. 228, Birch Brier Estates, Section Six, thence along Lot No. 228, S 82 degrees 04'30" E (Magnetic Meridian) for 69.22 feet to an iron, being also a corner of Lot No. 228, thence along Lot No. 228, N 70 degrees 21'00" E for 264.28 feet to an iron in line of lands of Lot No. 9, Marketing Technology, Inc., Section C-1, thence along Lot No. 9 and Lot No. 10, S 19 degrees 39'00" E for 150.00 feet to an iron, being also a corner of Lot No. 221, Birch Brier Estates, Section Six, thence along Lot No. 221 and Lot No. 222, S 70 degrees 21'00" W for 300.00 feet to an iron, being also a corner of Lot No. 223, Birch Brier Estates, Section Six, thence along Lot No. 223, N 82 degrees 04'30" W for 107.07 feet to an iron, being also a corner of Lot No. 223 and the easterly side of Poplar Creek Lane, thence along the easterly side of Poplar Creek Lane, N 07 degrees 55'30" E for 150.00 feet to the place of BEGINNING.

CONTAINING 1.004 acres more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Gerard Taylor and Barbara Taylor, Husband and Wife, by deed from DAVID J. HADSALL AND ELIZABETH A. HADSALL, HUSBAND AND WIFE dated September 25, 1992 and recorded September 25, 1992 in Deed Book 1850, Page 542.

On June 27, 2010 Gerard Taylor departed this life leaving title solely to Barbara Taylor by operation of law.

Being Known As: 227 Poplar Creek Lane, Effort, Township of Chestnuthill, Monroe County, PA 18330. Parcel No. 02/14H/1/27  
Pin No. 02633001460529

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1375 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,

## MONROE LEGAL REPORTER

Pennsylvania on:  
**THURSDAY, MARCH 28, 2013**  
**AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 234, Birch Brier Estates, Section 7, as recorded in Plot Book Volume 59, Page 146.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** Damian G. Allert, a married man, by Deed from Clearview Real Estate, Inc., a Pennsylvania Corporation, dated 07/30/2002, recorded 08/12/2002 in Book 2128, Page 7912, rerecorded 06/29/2006 in Book 2272, Page 6663.

TAX CODE: 2/14H/1/34

TAX PIN: 02-6330-01-37-5001

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAMIAN G. ALLERT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1375 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**  
**AT 10:00 A.M.**

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

ALL THAT CERTAIN, parcel or piece of ground situated in the **Township of Tunkhannock**, County of Monroe, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEING Lot No. 4043, Section SS-II, Tax Code 20/8K/1/192, as shown and designated on plan of Indian Mountain Lakes, Section SS-II, made by Leo Achtermann, Jr., Civil Engineer and Surveyor, dated January 11, 1982, revised February 25, 1985 and recorded or file in the Office of the Recorder of Deeds in and for the County Monroe at Stroudsburg, PA., on August 2, 1985 in Plot Book Volume 57, at Page 161. BEING THE SAME PREMISES which Precision

Home Builders, Inc., by deed dated 07/29/2005 and recorded 08/03/2005 in Book 2234 Page 9223 conveyed to Sherod Lilly and Tyhesia Lilly, husband and wife, and Dolores G. Lilly, single, as joint tenants with the right of survivorship.

Pin #: 20632104527139

Tax Code #: 20/8K/1/192

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

**TYHESIA LILLY**

**DOLORES G. LILLY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1396 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**  
**AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Coolbaugh Township**, County of Monroe and Commonwealth of Pennsylvania, being Lot 197, 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 Plat Book Volume 19, pages 11, 13, and 15.

BEING THE SAME PREMISES which Saleem Abdus-Sabur and Debra Abdus-Sabar, husband and wife, by Deed dated June 15, 2005 and recorded June 21, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2229, Page 7462, granted and conveyed unto SABRINA BEADLE.

IMPROVEMENTS: Residential property.

TAX CODE NO. 03/8C/1/323

PIN #03635814440667

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SABRINA Y. BEADLE**

**A/K/A SABRINA BEADLE**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1444 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2103 Section B, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania in Plot Book No. 10, page 13.

UNDER AND SUBJECT to covenants, conditions and restrictions which appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Elizabeth Rivas, an individual, by Deed from Jacob Rybner and Michelle Rybner, his wife, dated 10/12/2007, recorded 10/23/2007 in Book 2319, Page 2800.

TAX CODE: 3/7B/1/6

TAX PIN: 03-6357-04-54-9104

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELIZABETH RIVAS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - March 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 1578 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being tract 37, part of tract 38 and part of tract 39 as shown on a map of Lands of George and Norma Fetherman (Section 3, East of L.R. 45017) as recorded in Map Book 15, Page 53, bounded and described as follows, to wit:

BEGINNING at a pipe on the edge of a 40 foot access right of way leading to L.R. 45017 from Marshalls Creek to Camp Wm. Penn, being also a corner of lands of William Burks, thence along lands of William Burks, North 5 degrees 43 minutes 10 seconds East 968.81 feet to a pipe in line of tract 36 of Forest Haney, thence along tract 36, South 87 degrees 23 minutes 20 seconds East for 120.99 feet to a pipe; thence along lands of Douglas Wright, et al., South 0 degrees 39 minutes 10 seconds West for 938.99 feet to a pipe on the edge of above mentioned access of right of way, thence along said right of way, South 42 degrees 37 minutes 05 seconds West for 95.97 feet to a pipe; thence along the same, South 51 degrees 22 minutes 20 seconds West for 96.65 feet to a pipe; thence along the same, South 74 degrees 54 minutes 20 seconds West for 89.38 feet to a pipe; thence along the same, North 8 degrees 28 minutes 15 seconds East for 136.17 feet to the point of BEGINNING. SURVEY AND DESCRIPTION prepared by J. LaVern Marshall, R.S. December 1972.

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

TITLE TO SAID PREMISES IS VESTED IN Leon W. Narucki and Amanda K. Narucki, his wife, by Deed from Mario Mercado, Jr. and Jane E. Richards, n/b/m Jane Richards-mercado, his wife, dated 11/20/2001, recorded 11/21/2001 in Book 2109, Page 1426.

TAX CODE: 9/16A/3/54

TAX PIN: 09-7323-01-17-0189

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AMANDA K. NARUCKI LEON W. NARUCKI

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

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

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

## MONROE LEGAL REPORTER

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1691 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 27, Section E, A Pocono Country Place, as recorded in the Office for the Recording of Deeds, in Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 18, Page 107. BEING the same premise which Wayne G. Digan, granted to David S. Wengerd, in fee. BEING KNOWN AS: Lot 27 Section E Ridgefield Drive Tobyhanna, PA 18466  
TAX CODE: 3/9A/1/383  
PIN NO.: 03-6358-16-83-1503

TITLE TO SAID PREMISES IS VESTED IN Jose Jara and Telvia Sepulveda, tenants in common by deed from David Wengerd dated 03/05/2008 recorded 03/11/2008 in Deed Book 2329 Page 29.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE JARA  
TELVIA SEPULVEDA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 1945 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a pipe in line of lands of Monroe County Industries, said pipe being distant two hundred eighteen and fifty-eight one-hundredths feet on a course of North seventy degrees thirty-six minutes West from the southwest corner of a certain lot conveyed to Elizabeth S. Noack by Robert L. Christman and wife, by their deed dated July 9, 1960, thence by said lands of Monroe County Industries North seventy degrees thirty-six minutes West (at fifty-eight and eighty-one one-hundredths feet passing over a pipe) one-hundred one and nine tenths feet to a pipe; thence by other lands of Robert L. Christmas and wife, the grantors herein, of which this lot was formerly a part North twenty-six degrees fifteen minutes East one hundred eighty two and fourteen one-hundredths feet to a pipe on the southerly side of Tanite Road; thence along the southerly side of said road South sixty-eight degrees forty-five minutes East eighty feet to a pipe the northwest corner of a right of way forty feet in width to be conveyed to Monroe County Industries by the grantors herein; thence along said right of way South nineteen degrees twenty minutes West one hundred seventy-eight and three tenths feet to the place of BEGINNING. BEING known and numbered as 2024 Tanite Road, Stroudsburg, PA 18360.

BEING THE SAME PREMISES WHICH Florence Feldman, by Barry R. Feldman, her attorney-in-fact, specially constituted by power of attorney dated June 8, 2005, by deed dated December 22, 2008 and recorded December 29, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2346, Page 7938, granted and conveyed unto Carmen Garcia and Maria Pepin, as joint tenants with right of survivorship and not as tenants in common.  
TAX CODE: 17/12/5/54-6  
PIN NO: 17639001485004

EXHIBIT "A"

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARMEN GARCIA;  
MARIA PEPIN**

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

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

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

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

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE



## MONROE LEGAL REPORTER

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2089 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situated in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 8 as shown on a plan entitled, 'A Final Major Subdivision - Phase Two, The Reserve at Pond Creek, Site Plan', dated November 02, 2005, last revised May 22, 2006 prepared by Herbert, Rowland & Grubic, Inc., East Stroudsburg, Pa. 18301, recorded in the Monroe County Recorder's Office in Plat Book 78, Pages 201 and 202, more particularly described as follows:

Beginning at a common corner of Lots No. 7 and No. 8 on the northerly side of Westlake Drive (50 feet R.O.W.); thence

1. Along the northerly side, passing along an arc of a circle curving to the left, having a radius of 2,025.00 feet, an arc distance of 29.86 feet, a chord bearing of South 75 degrees 06 minutes 04 seconds West, a chord distance of 29.86 feet to a point of tangency; thence

2. Continuing along the northerly side, South 74 degrees 40 minutes 43 seconds West, a distance of 109.69 feet to a corner of Lot No. 9; thence

3. Along Lot No. 9, North 15 degrees 19 minutes 17 seconds West, a distance of 179.64 feet to a corner; thence

4. North 74 degrees 10 minutes 28 seconds East, a distance of 86.09 feet to a corner; thence

5. North 83 degrees 49 minutes 13 seconds East, a distance of 56.72 feet to a corner of Lot No. 7; thence

6. Along Lot No. 7, South 14 degrees 28 minutes 35 seconds East, a distance of 172.62 feet to the first mentioned point and place of beginning.

Containing 25,133 square feet of land.

Subject to a 20 feet Drainage, Slope and (10 feet) Utility Easement as shown on the above referenced Final Major Subdivision plan.

Subject to a 25 feet Wide Min. Wetland Setback and Drainage Easement as shown on the above referenced Final Major Subdivision plan.

Subject to restrictions and easements of record which may be amended from time to time.

Subject to Declaration of Covenants, Conditions and Restrictions of The Reserve at Pond Creek, a Planned Community dated April 25, 2006, recorded May 3, 2006 in Book 2266, Page 3750, which may be amended from time to time.

**TITLE TO SAID PREMISES IS VESTED IN** Tae Hung Moon, by Deed from Toll Pa IX, L.P., dated 08/08/2007, recorded 08/14/2007 in Book 2313, Page 5149.

TAX CODE: 09/98843

TAX PIN: 09-7333-01-05-6457

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TAE HUNG MOON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2160 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Price**, County of Monroe and commonwealth of Pennsylvania, being Lot No. 45, Section II, South Ridge, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 74 Page 71.

With the appurtenances thereto.  
BEING known and numbered as 302 Pheasant Run, East Stroudsburg, PA 18302.

BEING the same premises which KAL-TAC, INC., a Pennsylvania Corporation, by Deed dated September 13, 2004 and recorded September 17, 2004 in and for Monroe County, Pennsylvania, in Deed Book Volume 2202, Page 3958, granted and conveyed unto Regla Mesa-Monfort and Carlos J. Monfort, husband and wife.

TAX CODE: 14/96482

PIN NO: 14730400248786

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLOS J. MONFORT  
REGLA MESA-MONFORT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH LEVY,  
ESQUIRE

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

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2278 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in **Coolbaugh Township**, Monroe County, Pennsylvania, and encompassed and included within one of the following plats:

A subdivision plat drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973.

Approved by the Monroe County Planning and Zoning Commission on August 28, 1973, and approved by the Supervisors of Township of Coolbaugh on October 1, 1973, and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3, 1973, in Plat Book 20, Page 109, said lot having a frontage on Hunter Drive of seventy-five feet and a rear line of seventy-five feet; northerly side line of one hundred twenty-five feet and a southerly side line of one hundred twenty-five feet. Dimensions are more or less and actual stream and lake location governs and determines stream, and lake lot side line and rear line dimensions. Being Lot No. 4035, Section H-IV.

BEING known and numbered as 4035 Hunter Drive, Pocono Summit, PA 18346.

BEING THE SAME PREMISES WHICH Brenda Wright, individual and single woman, by deed dated June 13, 2006 and recorded June 26, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2272, Page 1247, granted and conveyed unto Barbara Anderson, single woman.

TAX CODE: 03/14F/2/209  
PIN NO: 03634604629076

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2297 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING improved lot, situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 111, 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 James Edward Casal, by Deed dated November 29, 1999 and recorded February 7, 2000, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 2074, Page 9434, granted and conveyed unto James Edward Casal and Joyce M. Hammond, as joint tenants with right of survivorship, in fee.

BEING THE SAME PREMISES which James Edward Casal and Joyce M. Hammond, by deed dated 03/31/2005 and recorded 04/07/2005 in Book 2221 Page 4116 conveyed to Julio C. Marrero.

Pin #: 03634604527547  
Tax Code #: 03/14D/1/73-1

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JULIO C. MARRERO 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2424 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S**

## MONROE LEGAL REPORTER

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. 82 on a certain map entitled, "Subdivision of Winona Lakes, Section 3A, Forest Lake Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 19, 1971 and revised December 2, 1971, prepared by Edward C. Hess Associates, Scale being 1 inch = 100 feet on file in the Recorder's Office, Stroudsburg, Pennsylvania in Plot Book No. 15, Page 75.

BEING Lot No. 82 on the above mentioned plan. BEING THE SAME PREMISES which John J. Monteleone and Jean A. Monteleone, husband and wife, by deed dated 4/9/07 and recorded 4/24/07 in Book 2303 Page 2509 conveyed to Duc Tran. Pin #: 09-7334-02-85-6895

Tax Code #: 09/6B/1/108

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2449 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southwesterly line of Spring Lane, said iron being the most northerly corner of Lot Number 401 as shown on map entitled "Amended and Revised, Section A, Bush Mountain Acres, Nelson R. Smith, 10 August 1970"; THENCE along Lot Number 401 (a radial line to the third hereinafter described curve), South fifty-one degrees twenty-seven minutes twenty seconds West 160.23

feet to an iron, said iron being the most easterly corner of Lot Number 412 as shown on said map; THENCE along Lot Number 412 (a radial line to the first hereinafter described curve), North forty-three degrees fifty-two minutes ten seconds West 440.09 feet to an iron on the southeasterly line of Bush Mountain Drive; THENCE along the southeasterly line of Bush Mountain Drive in an easterly direction on a curve to the right having a radius of 854.81 feet an arc length of 258.24 feet to an iron, a point of compound curvature on an easement arc; THENCE along said easement arc on a curve to the right having a radius of 40 feet an arc length of 64.79 feet to an iron, a point of tangency on the southwesterly line of Spring Lane; THENCE along the southwesterly line of Spring Lane, South twenty-three degrees forty-five minutes East 289.02 feet to a point of curvature; THENCE along the same on a curve to the left having a radius of 370 feet an arc length of 95.54 feet to the place of BEGINNING.

CONTAINING 2.23 Acres, more or less.

BEING LOT NUMBER 413 as shown on said map.

TAX CODE #3/2/1/1-39

PIN #03636900559080

BEING the same premises which Maryann Keiper, n/b/m Maryann P. Iko, by Deed dated January 14, 2004 and recorded in the Office of the Recorder of Deeds of Monroe County on January 15, 2004 in Deed Book Volume 2179, Page 5990, granted and conveyed unto Diana Keiper.

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2837 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot No. 36B, as shown on the Final Plan of the Minor Subdivision of El-Do Lake, Sections A and B, as recorded in File Number 58-68 in the Recorder of Deeds Office in and for the County of Monroe, located along the northerly side of twenty feet wide Pin Oak Lane, in the Township of Polk,

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County of Monroe and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of twenty feet wide Pin Oak Lane; said pin also marking the southeast corner of Lot 35B; thence extending along the northerly side of Pin Oak Lane, South eighty-five degrees thirty-three minutes East one hundred feet to an iron pin; thence extending along the westerly side of Lot No. 37B, North one degree fifty-nine minutes East one hundred fifty feet to an iron pin; thence extending along the southerly side of Lot 50B, North eighty-five degrees thirty-three minutes West One hundred feet to an iron pin; thence extending along the easterly side of Lot No. 35B, South one degree fifty-nine minutes West one hundred fifty feet to the place of BEGINNING.

CONTAINING 14,986.10 square feet of Woodland, formerly being Lot No. 19, Section B, Pin Oak Lane. UNDER AND SUBJECT to Covenants as appear in the chain of title.

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1775 PIN OAK DRIVE KUNKLETOWN, PA 18058

BEING THE SAME PREMISES WHICH Carol Wagner, by Deed dated 5/16/00 and recorded 5/18/00 in Monroe County Deed Book 2078, Page 8659, granted and conveyed unto Ronald J. Martin.

TO BE SOLD AS THE PROPERTY OF RONALD J. MARTIN ON JUDGMENT NO. No. 2837-CV-11

TAX CODE #13/11A/2/101

PIN: 13-6219-01-17-4502

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RONALD J. MARTIN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 2882 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 204, Section A, Stillwater Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 8, page 121.

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

**TITLE TO SAID PREMISES IS VESTED IN** William C. Bishop and Debra Bishop, mother and son, as Joint Tenants with the Right of Survivorship, by Deed from Kathleen Gall, dated 12/18/2008, recorded 12/22/2008 in Book 2346, Page 5740.

TAX CODE: 19/4A/1/33

TAX PIN: 19-6345-01-45-6232

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

**A/K/A WILLIAM C. BISHOP**

**DEBRA BISHOP**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3060 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being lot/lots No. 63, Section No. K as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 Page 1, 3 & 5.

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

BEING TAX PARCEL #03-6359-20-80-5861  
BEING KNOWN AS: 63 Lakeside Drive, Tobyhanna, PA 18466

## MONROE LEGAL REPORTER

TAX CODE: 3/9E/1/312  
PIN NO.: 03-6359-20-80-5861  
TITLE TO SAID PREMISES IS VESTED IN Jesus E. Franco by his Attorney in Fact, Amparo Franco by Deed from Struck Homes, LLC dated 11/06/2006 recorded 01/16/2007 in Deed Book 2293 Page 7242. Having been erected thereon a single family dwelling.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JESUS E. FRANCO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3092 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of ground shown on a plan filed in **Jackson Township**, Monroe County, and designated as Lot Number 76, Section 2, Barton Glen, Bartonsville, PA. Subject to the following meets and bounds description: BEING shown and designated as Lot 76 on a certain map entitled 'Proposed Plan of Lots: Barton Glen, Section 2; Pocono and Jackson Townships, Monroe County, Penna.; Scale 1 inch equals 100 feet; January 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, in and for the County of Monroe in Plat Book Volume 9, on Page 161, and more particularly described as follows:

BEGINNING at a point on the southeasterly side of Fernwood Avenue as shown on the above-captioned map, said point being a corner common to lots 75 and 76, thence

- 1) along the southeasterly side of said road, North 59 degrees 47 minutes East 105.00 feet to a point, a corner common to lots 76 and 77, thence
- 2) leaving said road and along said lot 77, South 30 degrees 13 minutes East 150.00 feet to a point on line of lot 84, a corner common to lots 76 and 77, thence
- 3) along said lot 84 and also along lot 85, South 59 degrees 47 minutes West 105.00 to a point, a corner common to lots 75, 76 and 85, thence
- 4) along said lot 75, North 30 degrees 13 West

150.00 feet to the place of BEGINNING.  
TITLE TO SAID PREMISES VESTED IN Joseph B. Werner, Jr. and Denise L. Welsler, individuals, by Deed from Edward A. Bednarski and Teresa A. Bednarski, his wife and Joseph E. Bednarski and Patricia Bednarski, his wife and Patricia Socolich and Daniel Socolich, her husband, dated 10/27/2003, recorded 12/08/2003 in Book 2176, Page 1178.

TAX CODE: 8/1A/1/12  
TAX PIN: 08-6371-02-65-2909

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH B. WERNER JR. DENISE L. WELSER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3414 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 144, Section H, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 19/21, 23 and 25.

BEING THE SAME PREMISES which Rachel L. Gulley n/b/m Rachel L. Fiorello, married, by deed dated 06/27/2005 and recorded 08/01/2005 in Book 2234 Page 5428 conveyed to Melissa Rogue, single and Hector Martinez, single.

Pin #: 03-6358-09-17-5034  
Tax Code #: 03/8E/1/438

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HECTOR MARTINEZ MELISSA ROQUE

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3417 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southerly side of a 40 foot wide road known as Hillside Road, a road in Meadow Lake Park, said pipe being the most north-westerly corner of Lot 7 and common to Lot 6 as shown on a certain map entitled "Golden Oaks", as recorded in the Office of the Recorder, in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 50, Page 27; thence along said road, South 78 degrees, 24 minutes, 57 seconds East 222.00 feet to an iron pipe, a corner common to Lots 7 and 8; thence leaving said road and by Lot 8, South 11 degrees, 35 minutes, 03 seconds West 289.70 feet to an iron pipe, a corner common to Lots 8 and 7; thence partially along Lot 5 and Lot 5, North 73 degrees, 31 minutes, 43 seconds West (passing an iron pipe at 56.42 feet) 222.81 feet to an iron pipe, a corner common to Lots 7 and 6; thence along Lot 6, North 11 degrees, 35 minutes, 03 seconds East 270.72 feet to an iron pipe the place of BEGINNING. BEING Lot 7 as shown on the aforementioned plan of lots.

CONTAINING a total of 1.43 acres, more or less. BEING THE SAME PREMISES which Walter Airel and Linda Airel, husband and wife, by deed dated 3/1/04 and recorded 3/19/04 in Book 2184 Page 8508 conveyed to Luis E. Rodas and Dolores D. Rodas, husband and wife.

Pin #: 02626803439258

Tax Code #: 2/1A/3/7

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOLORES D. RODAS  
LUIS E. RODAS**

**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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3466 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN messuage and lot or piece 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 post in the public road leading from Delaware Water Gap to Stroudsburg; thence by land now or late of Thomas Brodhead North 23 degrees West 10 perches to a post in line of land now or late of Albert B. Batchelor; thence by the same North 47 1/2 degrees East 4.1 perches to a post; thence South 23 degrees East 11 1/4 perches to a post in the road; thence along said road South 67 degrees West 4 perches to the place of BEGINNING.

CONTAINING 43 perches, more or less. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 196 CHERRY VALLEY ROAD f/k/a BOX 442, CHERRY VALLEY ROAD DELAWARE WATER GAP, PA 18327

BEING THE SAME PREMISES WHICH Gail Gerson, by Deed dated 10/30/92 and recorded 11/13/92 in Monroe County Deed Book 1858, Page 658, granted and conveyed unto Richard T. Gallagher, Roseann Gallagher, Tony Gallagher and Lucy Gallagher.

WHERE AS Tony Gallagher died on January 15, 1999 and upon his death, title to the subject premises vested in Lucy Gallagher, Roseann Gallagher and Richard T. Gallagher, by operation of law.

WHERE AS Lucy Gallagher died and upon her death, title to the subject premises vested in Roseann Gallagher and Richard T. Gallagher, by operation of law.

WHERE AS Roseann Gallagher died on January 30, 2004 and upon her death, title to the subject premises vested in Richard T. Gallagher, by operation of law.

WHERE AS Richard T. Gallagher died Intestate on September 30, 2010. On October 12, 2010, Letters of Administration were granted to George A. Gallagher by the Monroe County Register of Wills under Monroe County File Number 4510-0495. George A. Gallagher is the real owner of the property pursuant to Pennsylvania Intestate Succession Statute 20 Pa.C.S.A. Section 2103.

TO BE SOLD AS THE PROPERTY OF GEORGE A. GALLAGHER, ADMINISTRATOR OF THE ESTATE

## MONROE LEGAL REPORTER

OF RICHARD T. GALLAGHER, DECEASED ON JUDGMENT NO. No. 3466-CV-11  
TAX CODE # 4/1/2/27  
PIN 04-7310-12-77-8496

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGE A. GALLAGHER ADMINISTRATOR OF THE ESTATE OF RICHARD T. GALLAGHER, 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3616 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Chestnut Hill**, County of Monroe and State of Pennsylvania, being Lot No. 1, Ridgeview Estates, recorded in Plot Book Volume 60 page 9, bounded and described as follows, to wit:

BEGINNING at an iron on the northerly side of Woodstock Drive, being a corner of Lot No. 2, Ridgeview Estates, thence along Lot No. 2, N 08 degrees 29 minutes 16 seconds W (Magnetic Meridian) for 128.59 feet to an iron pin in line of lands of William J. Kirby, thence along lands of William J. Kirby, N 66 degrees 15 minutes 09 seconds E for 499.39 feet to an iron found, a corner of lands of Ralph R. Manento, thence along lands for Ralph R. Manento, S 32 degrees 28 minutes 05 seconds E for 100.04 feet to an iron found, a corner of lands of Theodore Schultz, thence along lands of Theodore Schultz for the following four courses and distances:  
(1) S 19 degrees 25 minutes 15 seconds W for 101.36 feet to an iron;  
(2) S 89 degrees 29 minutes 16 seconds E for 185.75 feet to an iron;  
(3) N 69 degrees 27 minutes 50 seconds E for 153.18 feet to an iron;  
(4) N 57 degrees 35 minutes 26 seconds E for 70.00 feet to an iron in the westerly side of Old Pa. Route No. 115, thence along an easement arc on a curve to the right having a northwesterly side of Woodstock Drive, thence along Woodstock Drive the following six courses and distances:

(1) on a curve to the right having a radius of 325.00 feet an arc length of 186.74 feet to an iron;  
(2) N 89 degrees 29 minutes 16 seconds W for 180.00 feet to an iron;  
(3) on a curve to the left having a radius of 375.00 feet and an arc length of 170.17 feet to an iron;  
(4) S 64 degrees 30 minutes 44 seconds W for 100.00 feet to an iron;  
(5) on a curve to the right having a radius of 325.00 feet and an arc length of 96.43 feet to an iron;  
(6) S 81 degrees 30 minutes 44 seconds W for 130.00 feet to the place of BEGINNING.

UNDER AND SUBJECT to restrictions as of record. PREMISES BEING: 1 WOODSTOCK DRIVE WEST, SAYLORSBURG, PA 18353-9400

**TITLE TO SAID PREMISES IS VESTED IN** Jennifer Liquori, by Deed from Daniel T. Wadding and Heather B. Wadding, h/w, dated 09/21/2007, recorded 09/26/2007 in Book 2317, Page 1633.

TAX CODE: 02/116629  
TAX PIN: 02-6268-00-03-9350

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 3618 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southeasterly line of Bush Mountain Drive, said iron being the most westerly corner of Lot Number 408 as shown on a map entitled "Amended & Revised Section A, Bush Mountain Acres, Nelson R. Smith, revised 10 August 1970"; THENCE along Lot Number 408 and partly along Lot Number 405, South forty-three degrees fifty-two minutes ten seconds East (at 380.00 feet passing an iron) 530.00 feet to an iron, said iron being the northeasterly corner of Lot Number 406, South sixty-nine degrees thirty-two minutes twenty-

## MONROE LEGAL REPORTER

four seconds West 491.11 feet to an iron on the northeasterly line of Power Road; THENCE along the northeasterly line of Power Road, North twenty degrees twenty-seven minutes thirty-six seconds West 364.90 feet to an iron, the intersection of Bush Mountain Drive; THENCE along the southeasterly line of Bush Mountain Drive, North forty-six degrees seven minutes fifty seconds East 305.69 feet to the place of BEGINNING.

CONTAINING 3.91 acres, more or less. BEING Lot Number 407 as shown on said map.

BEING KNOWN AS: 16 Bush Mountain Estates Cresco, PA 18326

TAX CODE: 3/2/1/1-35

PIN NO.: 03636900531854

TITLE TO SAID PREMISES IS VESTED IN David A. Reif by Deed from David A. Reif and Teresa L. Reif, husband and wife dated 05/10/2005 recorded 05/19/2005 in Deed Book 2226 Page 1092.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID A. REIF**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 5103 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 407, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19, Pages 21, 23 and 25.

UNDER AND SUBJECT to restrictions as of record, covenants, conditions, easements, restrictions and reservations as appear in the chain of title.

TAX CODE #3/8E/1/195

PIN #03634812967698

BEING the same premises which B.A.T.A., LTD., by Deed dated September 27, 2005 and recorded in the Office of the Recorder of Deeds of Monroe County on October 3, 2005 in Deed Book Volume 2242, Page

2959, granted and conveyed unto Felix A. Infante, **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FELIX A. INFANTE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 512 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 3007 in Section LL-I as shown and designated on Plan of Indian Mountain Lakes, Section LL-I, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated May 27, 1980 and recorded April 3, 1981 at the Recorder of Deeds for Monroe County, Map Book 46, Page 5.

BEING all of Lot No. 3007, Section LL-I, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated May 27, 1980. BEING the same premises which Precision Home Builders, Inc. by deed dated 10/26/2005 and recorded 10/28/2005 in Monroe County in Deed Book 2245 Page 8518 conveyed unto Ella Marie Gales and Lewis Allen, Jr. in fee.

UNDER AND SUBJECT and subject to restrictions, covenants, conditions, etc., as set forth in record in Monroe County Courthouse.

BEING KNOWN AS: 3007 Valley View Drive Albrightsville, PA 18210

TAX CODE: 20/8J/2/41

PIN NO.: 20632001370927

TITLE TO SAID PREMISES IS VESTED IN Soledad Richardson and Rafael Ruiz, as joint tenants with the right of survivorship by deed from Ella Marie Gales, single and Lewis Allen, Jr., single dated 08/19/2006 recorded 10/20/2006 in Deed Book 2284 Page 8585. Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SOLEDAD RICHARDSON  
RAFAEL RUIZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:



## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 5249 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. B-16, Section LVV, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Claus" and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 121.

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

BEING KNOWN AS: 2712 Hickory Road, Tobyhanna, PA 18466

TAX CODE: 3/8A/1/40

PIN NO.: 03-6357-02-76-2236

TITLE TO SAID PREMISES IS VESTED IN Edgar Chacon and Nidia Ramirez, his sister, as joint tenants with the right of survivorship by Deed from Harlon D. Norse dated 04/25/2006 recorded 05/01/2006 in Deed Book 2265 Page 9091.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDGAR E. CHACON**

**A/K/A EDGAR CHACON**

**NIDIA RAMIREZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 547 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THE FOLLOWING described lots, or parcels of land, situate, lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, to wit:

BEING Lot 29, Block Number 12, Unit Number 3; previously and erroneously reported as being: 'Shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 136, at page 244, reference being made thereto for a more particular description of the lots herein conveyed, 'Unit Number 3 of Monroe Lake Shores is on file in the Monroe County Recorder's Office on an ownership map filed in Plot Book 8, Page 104.

ALL THE FOLLOWING described lots, or parcels of land, situate, lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, to wit:

LOTS 31 and 33, Block 12, Unit No. 3, previously and erroneously reported as being: 'Shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot Book 136, Page 244, reference being made thereto for a more particular description of the lots herein conveyed, 'Unit No. 3 in on file in the Monroe County Recorder's Office in Plot Book 8, Page 104, and in Plot Book 8, Page 100 (indexed as Plot Book 8C, Page 100), and in Plot Book 8A, Page 175.

TITLE TO SAID PREMISES VESTED IN Cheryl Blount, by Deed from Joseph Lapczynski and Jane Lapczynski, h/w, dated 12/20/2006, recorded 12/29/2006 in Book 2292, Page 2620.

TAX CODE: 9/94655

TAX PIN: 09731502784105

TAX CODE: 9/14B/3-12/31

TAX PIN: 09731502783231

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHERYL A. BLOUNT**

**A/K/A CHERYL BLOUNT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 601 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, designated as LOT THREE on a final subdivision plan of Lucia Tenaglia Estate, Rocco D'Alleva and Lidia D'Alleva, as recorded in the Office for the Recording of Deeds etc. in and for the County of Monroe at Stroudsburg, Penna. in Map File 64-148, bounded and described as follows, to wit: BEGINNING at an iron pin on the edge of and twenty-five feet from the centerline of a fifty foot private access street, known as Lucia Drive, said pin being also a corner of lot 5, thence along lot 5, South 34 degrees 23 minutes 36 seconds West 236.54 feet to an iron pin in line of lands now or formerly of Harold Frailey, thence along lands now or formerly of Harold Frailey and along lands now or formerly of Quentin Price, North 39 degrees 40 minutes 41 seconds West 917.17 feet to an iron pin, said pin being also a corner of lot 2, thence along lot 2, North 74 degrees 30 minutes 27 seconds East 132.37 feet to an iron pin on the edge of the above mentioned Lucia Drive, thence along the edge of Lucia Drive, South 15 degrees 29 minutes 33 seconds East 98.52 feet to a point, thence along the same on a curve to the left with a radius of 225 feet for an arc length of 157.53 feet to a point, thence still along the edge of Lucia Drive, South 55 degrees 36 minutes 24 seconds East 576.35 feet to the point of BEGINNING. CONTAINING 2.572 ACRES.

An undivided one-fifth interest in a private access street known as Lucia Drive.

BEGINNING at a point on the edge of and sixteen and one-half feet from the center of State Road 4010, known as Mountain Road, said point being also a corner of lot 1, thence along the said lot 1 on a curve to the left with a radius of 50 feet for an arc length of 78.54 feet to a point, thence along the same, South 15 degrees 29 minutes 33 seconds East 1039.49 feet to a point, thence still along the same on a curve to the left with a radius of 175 feet for an arc length of 122.52 feet to a point, thence still along lot 1 and along lot 4, South 55 degrees 36 minutes 24 seconds East (at 17.26 feet passing the common corner of lot 1 and lot 4) 616.35 feet to a point, thence still along

lot 4 on a curve to the left with a radius of 175 feet for an arc length of 105.73 feet to a point, thence continuing along lot 4, North 89 degrees 46 minutes 50 seconds East 331.27 feet to a point in line of lands now or formerly of David and Nancy Dapolito, thence along lands now or formerly of David and Nancy Dapolito, South 24 degrees 14 minutes 12 seconds East 21.90 feet to a pipe, the said pipe being also a corner of lands now or formerly of Arthur F. Schwedler, thence along lands now or formerly of Arthur F. Schwedler, South 26 degrees 23 minutes 50 seconds West (at 5.59 feet passing the centerline of Lucia Drive) 89.49 feet to a point, said point being also a corner of lot 5, thence along lot 5 and along the edge of the cul-de-sac turnaround at the end of Lucia Drive, South 89 degrees 46 minutes 50 seconds West 30.87 feet to a point, thence along the same on a curve to the right with a radius of 50 feet for an arc length of 61.55 feet to a point thence still along the cul-de-sac turnaround and along lot 5 on a curve to the left with a radius of 25 feet for an arc length of 30.77 feet to a point on the edge of the Lucia Drive, thence still along lot 5, South 89 degrees 46 minutes 50 seconds West 198.52 feet to a point, thence continuing along lot 5 on a curve to the right with a radius of 225 feet for an arc length of 135.93 feet, thence still along lot 5 and along lot 3, North 55 degrees 36 minutes 24 seconds West (at 40.00 feet passing the common corner of lot 5 and lot 3) 616.35 feet to a point, thence still along lot 3 on a curve to the right with a radius of 225 feet for an arc length of 157.33 feet to a point, thence continuing along lot 3 and along lot 2, North 15 degrees 29 minutes 33 seconds West (at 98.52 feet passing the common corner of lot 3 and lot 2) 1039.49 feet to a point, thence still along lot 2 on a curve to the left with a radius of 50 feet an arc length of 78.54 feet to a point on the edge of and sixteen and one-half feet from the center of the above mentioned State Road 4010 (Mountain Road), thence along the edge of State Road 4010, North 74 degrees 30 minutes 27 seconds East 150.00 feet to the point of beginning, BEING A PRIVATE ACCESS STREET KNOWN AS LUCIA DRIVE AND CONTAINING 2.774 ACRES TOTAL AREA AND IS TO SERVE AS ACCESS TO LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5.

TITLE TO SAID PREMISES IS VESTED IN Salvatore Garofalo and Carol L. Garofalo, his wife, by Deed from Linda Chizever, married, dated 05/10/2000, recorded 05/17/2000 in Book 2078, Page 8197.

TAX CODE: 8/111927

TAX PIN: 08-6351-00-46-6998

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CAROL L. GAROFALO SALVATORE GAROFALO**

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

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

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

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

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6370 CIVIL 2002, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

#### PARCEL E:

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

BEGINNING at a point in the center of Penna. S.R. 1014, a/k/a Gallagher Road, the place of beginning as described in Deed Book Volume 1539, Page 962 and a corner common to lands of Charles VanKeuren, Jr. and Marian J. VanKeuren and in line of lands of Americo C. Volpe and Rose Marie Volpe, as shown on a plan titled, "Final Minor Subdivision Plan, Subdivision of Lands of Nevlo Stroligo, Bruno Stroligo, Gerda Pezzulich, Charles VanKeuren, Jr. and Marian J. VanKeuren, Coolbaugh Township, Monroe County, Penna." dated revised 6/8/1995 as is recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in Plot Book Volume 67, Page 103;

1) Thence along the center of said street in line of lands of Americo C. Volpe and Rose Marie Volpe, said street having a right of way width of 33 feet, along a curve to the right having a radius of 480.50', an arc length of 77.43' (the chord being S 40 degrees 31'40"E77.35') to a point;

2) Thence along the same, along to a curve to the right having a radius of 1563.50', an arc length of 72.33' (the chord being S 34 degrees 35'14"E72.32') to a point;

3) Thence leaving Gallagher Road and along lands of Nevlo Stroligo, Bruno Stroligo and Gerda Pezzulich, of which this lot was formerly a part; shown as Lot 1 of the plan mentioned above, S 41 degrees 40'12"W (passing an iron pin on the right of way of said street at 17.09') 1216.99' to an iron rod;

4) Thence along the same, N 82 degrees 22'37"W570.34' to an iron rod;

5) Thence along the lands of Pennsylvania Lots Corporation, N 7 degrees 37'23"E418.88' to an iron rod;

6) Thence along the lands of Charles VanKeuren, Jr. and Marian J. VanKeuren, S 82 degrees 22'45"E (passing an iron pin at 615.83') 676.01' to an iron rod;

7) Thence along the same, shown as Parcel F on the plan mentioned above, of which this Lot is to be joined to, N 41 degrees 40'34"E (passing an iron rod at 820.44' and the right of way of Gallagher Road at 821.88') 838.40' to the place of beginning.

Being Parcel E as shown on the above mentioned subdivision plan.

Tax Parcel #03/113749;  
PIN #03-6359-00-98-8278

#### PARCEL F:

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

BEGINNING at a point in the center of Penna. S.R. 1014, a/k/a Gallagher Road, the place of beginning as described in Deed Book Volume 1217, Page 242 and a corner common to lands of Gerda Pezzulich as shown on a plan titled, "Final Minor Subdivision Plan, Subdivision of lands of Nevlo Stroligo, Bruno Stroligo, Gerda Pezzulich, Charles VanKeuren, Jr. and Marian J. VanKeuren, Coolbaugh Township, Monroe County, Penna." dated revised 6/8/1995 as is recorded in the Office for the Recording of Deeds in the Monroe

County Courthouse in Plot Book Volume 67, Page 103;

1) Thence along the center of Gallagher road in line of lands of Americo C. Volpe and Rose Marie Volpe, said street having a right of way width of 33 feet, along a curve to the right having a radius of 480.50', an arc length of 49.88' (the chord being S 48 degrees 07'08"E449.86') to a point;

2) Thence leaving said street and along lands of Nevlo Stroligo, Bruno Stroligo and Gerda Pezzulich, shown as parcel E on the above mentioned plan and of which this lot is to be joined to, S 41 degrees 40'12"W (passing the right of way of Gallagher Road at 16.52' and an iron rod at 17.96') 838.40' to an iron pin;

3) Thence along the same, N 82 degrees 22'45"W60.18' to an iron pin;

4) Thence along lands of Charles VanKeuren, Jr. and Marian J. VanKeuren, of which this lot was formerly a part, and lands of Gerda Pezzulich, S 41 degrees 40'34"E (passing iron rods at 378.35' and 849.48' and the right of way of Gallagher road at 855.76') 872.28' to the place of beginning.

BEING Parcel F as shown on the subdivision plan mentioned above.

Tax Parcel #03/113750;  
PIN #03-6369-00-08-0744

IMPROVEMENTS: Residential dwelling  
**TITLE TO SAID PREMISES IS VESTED IN** Robert R. Granitzki and Ginger A. Granitzki, their heirs and assigns by Deed from Gerda Pezzulich dated 8/8/1998 and recorded 9/22/1998 in Record Book Volume 2053 Page 7568.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT R. GRANITZKI AND GINGER A. GRANITZKI**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 6538 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situated in the **Township of Tobyhanna**, County of Monroe

## MONROE LEGAL REPORTER

and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 5523, Section CIIB, Emerald Lakes, as shown on final subdivision map of Section CIIB, of the Emerald Lakes Subdivision, as filed in the Courthouse in Monroe County, in Monroe County Plot Book 17 at Page 110

BEING KNOWN AS: 5523 Granite Road, Long Pond, PA 18334

TAX CODE: 19/31/2/130

PIN NO.: 19634404835830

TITLE TO SAID PREMISES IS VESTED IN John Sullo and Lillian Sullo by deed from Omikar Mangar and Simone L. Mickle-Mangar, his wife dated 10/6/06 recorded 11/01/06 in Deed Book 2286 Page 2324.

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

**JOHN SULLO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 671 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN messuage or tenement and parcel of land situated in Saylorsburg, **Hamilton Township**, Monroe County, Commonwealth of Pennsylvania, designated as Lots 16 and 17 according to Plan of Lots of Pauponoming Resort Company, which Plan is recorded in the Office for the Recording of Deeds in and for Monroe County aforesaid, in Plot Book 3, Page 245, bounded and described as follows:

BEGINNING at a point, said point being the intersection of the northern line of Poplar Avenue with the western line of Harold Street, thence extending North 77 degrees 17 minutes west, along the northern line of Poplar Avenue, a distance of 100 feet to Lot 18, thence extending northwardly of that width, between parallel lines at right angles to Poplar Avenue, a distance of 80 feet to lands now or late of Saylorsburg Ice Company; BOUNDED on the north by lands now or late of Saylorsburg Ice Company, on the east by

Harold Street, on the south by Poplar Avenue, and on the west by Lot 18.

THE within-described property is sold and conveyed subject to the following restrictions, which shall be binding upon said parties of the second part, and the survivor of them, their heirs, executors, administrators, successors and assigns:

1. Said lots shall be used exclusively for residential purposes.

2. No business, trade or manufacture of any sort or nature shall be conducted on the premises hereby conveyed.

3. No building shall be erected upon said premises within ten feet from Poplar Avenue nor within ten feet from Harold Street.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Poniatowski and Jennifer E. Poniatowski, h/w, by Deed from Linda C. Bond and Joel M. Doddy, her husband, dated 07/13/1993, recorded 07/23/1993 in Book 1899, Page 775.

TAX CODE: 7/12/3/11

TAX PIN: 07627710268366

PREMISES: HC 1 BOX 230 A/K/A 230 FRANKLIN ROAD A/K/A LOTS 16 & 17 POPLAR STREET, SAYLORSBURG, PA 18353-9315

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL A. PONIATOWSKI**

**JENNIFER E. PONIATOWSKI**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 672 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot 7122, Section D11, according to a Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA in Plot Book Volume 19, Page 113.

BEING THE SAME PREMISES conveyed unto the Grantor herein by Deed from David S. Wengerd

## MONROE LEGAL REPORTER

dated 11/18/05 and recorded in the Office of the Recorder of Deeds of Monroe County in Record Book 2249, Page 107, in fee.

BEING KNOWN AS: 7122 Glade Drive Long Pond, PA 18334

TAX CODE: 20/1C/1/38

PIN NO.: 20-6343-01-28-2924

TITLE TO SAID PREMISES IS VESTED IN Rawle A. Washington by Deed from David S. Wengerd and Emma L. Wengerd, his wife dated 11/16/2007 recorded 11/20/2007 in Deed Book 2321 Page 3810.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAWLE WASHINGTON A/K/A RAWLE A. WASHINGTON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 7136 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 43 Final Subdivision Plan, Oak Hill, recorded in Plot Book Volume 67, Page 183, bounded and described as follows, to wit:

BEGINNING at an iron in the westerly side of Shogun Drive being a corner of Lot No. 44, Oak Hill, thence along Lot No. 44, the following two courses and distances:

(1) North 66 degrees 17 minutes 25 seconds West (Magnetic Meridian) for 53.44 feet to an iron; (2) North 78 degrees 50 minutes 17 seconds West for 262.70 feet to an iron in line of lands now or formerly of Richard C. Bizousky, thence along lands now or formerly of Richard C. Bizousky, North 06 degrees 43 minutes 13 seconds East for 150.45 feet to an iron a corner of Lot No. 42, Oak Hill, thence along Lot No. 42 the following two courses and distances:

(1) South 78 degrees 50 minutes 17 seconds East for 310.31 feet to an iron; (2) South 61 degrees 55 minutes 39 seconds East for 60.99 feet to an iron in the westerly side of Shogun Drive, thence along the

westerly side of Shogun Drive the following two courses and distances:

(1) South 28 degrees 04 minutes 21 seconds West for 110.00 feet to an iron; (2) on a curve to the left having a radius of 525.00 feet and an arc length of 39.95 feet to the place of beginning. CONTAINING 51,575 square feet more or less, 1.1839 acres, more or less.

UNDER AND SUBJECT to the Restrictive Covenants of Oak Hill pertaining to Oak Hill Subdivision and recorded in Record Book 2019, Page 7741.

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

TITLE TO SAID PREMISES VESTED IN Martyn John Jones and Carole Jones, Husband and Wife, by Deed from Martyn John Jones and Carole Jones, Husband and Wife, Dated 09/03/2008, Recorded 09/09/2008 in Book 2341, Page 7288.

TAX CODE: 02/113908

TAX PIN: 02632000725988

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARTYN JOHN JONES CAROLE 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 7146 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

Lot 81, Section 1, as shown on "Plotting of Sierra View," Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 29, Page 59.

TITLE TO SAID PREMISES IS VESTED IN Edwin Santana, an individual, by Deed from Helen Musial, un-remarried widow, dated 05/24/2006, recorded 05/26/2006, in Book 2268, Page 9153.

TAX CODE: 02/14B/1/51

PIN NO.: 02633001477334

## MONROE LEGAL REPORTER

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

**EDWIN SANTANA**

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

DANIEL G. SCHMIEG, ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 1, March 8, March 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 7680 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania and known as Estate Lot Site Number 597 located on Hilltop Circle as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Pages 257 and 258.

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

Subject to the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286 as further supplemented by virtue of a Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057, Page 2132 and any supplements or amendments thereto. Subject to the provisions of that certain Cluster II (Estate Lot) Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at page 1369 as further supplemented by virtue of a Cluster II Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057, Page 2138 and any supplements or amendments thereto.

Subject to all covenants, conditions and restrictions contained in Deed Book 1868, Page 1224.

TITLE TO SAID PREMISES VESTED IN Alison A. Edwards, Now Deceased, by Deed from Eric A. Noel and Bergette P. Noel, h/w, dated 06/28/2007, recorded 07/03/2007 in Book 2309, Page 7971.

TAX CODE: 17/91112

TAX PIN: 17-7303-03-21-2146

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:  
CHERVON STEPHENS IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ALISON A. EDWARDS A/K/A ALISON EDWARDS DECEASED

ANDREW EDWARDS IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ALISON A. EDWARDS A/K/A ALISON EDWARDS DECEASED

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ALISON A. EDWARDS A/K/A ALISON EDWARDS 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 7762 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THAT CERTAIN piece of ground shown on a plan filed in **Tunkhannock Township**, Monroe County, PA: designated as Lot No. 1924, Stonecrest Pk., Tunkhannock Twp., subject to the following metes and bounds description:  
Parcel Four - Lot 1924.

BEING shown and designated as Lot 1924 on a certain map entitled "Section S-11; Stonecrest park; Tunkhannock Township, Monroe County, Penna.; Scale 1" equals 100', 30 April, 1965" as prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Penna., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Penna., in and for the County of Monroe in Plat Book Volume 9 on Page 215 on the 19th day of May, 1965 and more particularly described as follows:

BEGINNING at a point on the southerly side of Township Road as shown on the above captioned map, said point being a corner common to Lots 1923 and 1924, thence: 1) along the southerly side of said road North 82 degrees 36'45" East 120' to a point, a corner common to Lots 1924 and 1925, thence: 2) leaving said road and along said Lot 1925, South 07 degrees 23'15" East 177.73' more or less to a point

## MONROE LEGAL REPORTER

on line of land now or formerly of A.B. Moyer a corner common to Lots 1924 and 1925, thence; 3) along lands now or formerly of A.B. Moyer, South 82 degrees 49'35" West 120' to a point, a corner common to Lots 1923 and 1924, thence; 4) along said Lot 1923, North 07 degrees 23'15" West 177.28' more or less to the place of BEGINNING.

CONTAINING: 21,240 square feet, more or less. THIS CONVEYANCE is made together with all the right and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions set forth in the chain of title.

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1924 MOUNTAIN ROAD ALBRIGHTSVILLE, PA 18210

BEING THE SAME PREMISES WHICH David B. Repecki, by Deed dated 3/20/02 and recorded 3/28/02 in Monroe County Deed Book 2118, Page 4376, granted and conveyed unto Richard J. Ferger and Anita D. Ferger.

TO BE SOLD AS THE PROPERTY OF ANITA D. FERGER and RICHARD J. FERGER ON JUDGMENT NO. No. 7762-CV-10

TAX CODE # 20/8F/1/3-1

PIN 20-6321-04-54-8325

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANITA D. FERGER AND RICHARD J. FERGER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 7976 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots, tracts, pieces of land, situate, lying and being in the development of Monroe Lake Shores, **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, to wit: Lots No. 13, 14, 15 and 16, in Block No. 3, of Unit No.

5, as shown on the survey and original plat of Monroe Lake Shores, being also referenced as Pocono Lakeshores Inc., Monroe County, Pennsylvania, in Plat Book 8 at page 112, being re-recorded in Plat Book 8C, Page 118, erroneously set forth in Deed in the chain of title as Plat Book 136, at page 244, reference being made thereto for a more particular description of the lot or lots herein conveyed.

ALSO ALL THE FOLLOWING described lot or parcel of land, situate, lying and being in the development of Monroe Lakes Shores, **Township of Smithfield**, County of Monroe and State of Pennsylvania, to wit: Lot No. 12, in Block No. 3 of Unit No. 5, as shown on the survey and original plat of Monroe Lake Shores, being also referenced as Pocono Lakeshores, Inc., Monroe County, Pennsylvania, in Plat Book 8 at Page 112, being re-recorded in Plat Book 8C, Page 118, erroneously set forth in Deed in the chain of title as Plat Book 318, at page 693, reference being made thereto for a more particular description of the lot or lots herein conveyed.

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

TITLE TO SAID PREMISES VESTED IN Jose Canales and Elizabeth Canales, h/w, by Deed from Joseph J. Sickle and Elizabeth C. Sickle, h/w, dated 11/17/2006, recorded 11/21/2006 in Book 2288, Page 1646.

TAX CODE: 09/14C/5-3/12

TAX PIN: 09-7325-01-15-0962

TAX CODE: 9/14C/5-3/13

TAX PIN: 09-7325-01-16-1060

TAX CODE: 9/14C/5-3/14

TAX PIN: 09-7325-01-15-1951

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE CANALES ELIZABETH CANALES**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 8258 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

## MONROE LEGAL REPORTER

CHECK OR CASH  
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:

BEGINNING at an iron pin on the Northerly line of Big Oak Road, said iron pin being the Southeasterly corner of Lot No. 202 as shown on map entitled 'Plotting I, Spruce Hill Farms, Jacob Keuler, 25 August, 1969,' thence along Lot No. 202, N 14 degrees 38 minutes 50 seconds E 400.00 feet to an iron pin on lands of Guysbart VanGordon Wt; thence along lands of Guysbart VanGordon Wt., S 75 degrees 21 minutes 10 seconds E 241.86 feet to an iron pin; thence along the Westerly line of Spruce Drive, S 14 degrees 54 minutes 50 seconds W 360.19 feet (erroneously shown on said map as 360.00 feet) to an iron pin, a point of curvature on an easement arc; thence along an easement arc on a curve to the right, having a radius of 40.00 feet an arc length of 62.25 feet (erroneously shown on said map as 62.83 feet) to an iron pin; thence along the Northerly line of Big Oak Road, N 15 degrees 12 minutes 10 seconds W 200.19 feet (erroneously shown on said map as 200.00 feet) to the place of BEGINNING.

BEING Lot No. 201 as shown on said map.  
UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

UNDER AND SUBJECT to restrictions as of record.  
**TITLE TO SAID PREMISES IS VESTED IN** Flori E. Smoyak, by Deed from Federal National Mortgage Association, aka Fannie Mae, a corporation organized under an act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 01/29/2008, recorded 02/21/2008 in Book 2327, Page 6129.

TAX CODE: 1/6/1/19-59  
TAX PIN: 01639802672623

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FLORI E. SMOYAK**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 8517 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 507, Section 1, as shown on 'Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman NTY, PA Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 16, page 49.  
UNDER AND SUBJECT to all covenants, conditions, restrictions, etc. as they may appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN William E. Raab and Lourdes B. Raab, his wife, by Deed from Everett H. Abicht, dated 04/15/2003, recorded 04/21/2003 in Book 2150, Page 6864.

TAX CODE: 3/4B/1/169  
TAX PIN: 03-6357-04-91-5481

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM E. RAAB  
LOURDES B. RAAB**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 8577 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the center of Pocono lane, said point being the northeast corner of Lands now or formerly of Ernest t. Miller; thence,  
1. along lands of said Miller North 52 degrees 46 minutes 50 seconds West 70.58 feet to a point; thence;  
2. along lands now or formerly of Alfred Williams North 42 degrees 45 minutes 10 seconds East 152.99 feet to an iron pipe; thence,  
3. along the same North 35 degrees 35 minutes 10 seconds East 37.00 feet to a point in the center of Pocono Creek; thence,



## MONROE LEGAL REPORTER

4. in and along the center of said Pocono Creek South 69 degrees 51 minutes 45 seconds East 266.24 feet to a point; thence,  
5. along lands now or formerly of Louis F. Meier South 59 degrees 40 minutes 40 seconds West 302.44 feet to a point in the center of the aforementioned Pocono Lane; thence,  
6. along the center of said Pocono Lane North 43 degrees 07 minutes 06 seconds West 40.14 feet to a point; thence,  
7. along the same North 45 degrees 42 minutes 05 seconds West 42.85 feet to the point of BEGINNING. CONTAINING 1.028 acres, more or less.  
UNDER AND SUBJECT to covenants, conditions and restrictions of record.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to all the restrictions, reservations, covenants and conditions as may be more particularly set forth in the above described deed and as may run with the land.

UNDER AND SUBJECT to Sewer Easement and Right of Way Agreement dated 11/3/2007, recorded 12/19/2007, Book 2323, Page 6026.

PREMISES BEING: BOX 212 SHADY LANE, A/K/A 14 SHADY LANE, BARTONSVILLE, PA 18321

TITLE TO SAID PREMISES VESTED IN Rose M. Lopez, a single woman, by Deed from John J. Klein, a single man, dated 07/19/2002, recorded 07/24/2002 in Book 2127, Page 3362.

TAX CODE: 12/9/21

TAX PIN: 12-6371-02-97-5288

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROSE M. 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 868 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel and piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. Nineteen (19), Laurel Park, as shown on a Plan of lots recorded in the Office of the Recorder of

Deeds in and for the County of Monroe, in Plot Book Volume 24, pages 39 through 41.

HAVING erected thereon a dwelling known as 19 Laurel Park Road, Long Pond, PA 18334.

TAX CODE 20/5A/1/18

PIN NO. 20633302793923

BEING the same premises which James C. Watson and Jennifer R. Jarvi, his wife, by deed dated 11/24/2003 and recorded on 01/06/2004 in Monroe County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 2178, page 5579, granted and conveyed unto Shawn Frantz.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHAWN FRANTZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 871 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 93, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 31, Page 69.

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

TITLE TO SAID PREMISES IS VESTED IN Steven W. McCullers and Satoya T. McCullers, h/w and Ronald A. O'Neil, unmarried, by Deed from Lorraine Dietz and Patrick J. Dietz, her husband, dated 04/26/2005, recorded 05/04/2005 in Book 2224, Page 2122.

TAX CODE: 17/15A/1/25

TAX PIN: 17-6392-01-18-5680

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN W. MCCULLERS

SATOYA T. MCCULLERS  
RONALD A. O'NEIL

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 876 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot Number 516, Section K (ext), as shown on map of a Pocono Country Place on file in the Recorder of Deeds Office, at Stroudsburg, Pennsylvania, in Plat Book Volume No. 24, at Pages 51, 53 and 55.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

**TITLE TO SAID PREMISES IS VESTED IN** Ivan Weinhardt and Helen Weinhardt, by Deed from Robert P. Tutrone and Christopher Nebbia, dated 10/26/2000, recorded 10/30/2000 in Book 2086, Page 2810.

TAX CODE: 03/9F/1/387  
TAX PIN: 03-6369-13-03-4328

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IVAN WEINHARDT  
HELEN WEINHARDT**

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 9356 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot 224, Section No. K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 1, 3, & 5.

BEING KNOWN AS: 224 Sunnyside Drive a/k/a 224 Jewel Terrace Tobyhanna, PA 18466

TAX CODE: 03/9E/1/129

PIN NO.: 03635920906627

TITLE TO SAID PREMISES IS VESTED IN John P. Hornick, Jr and Lillie R. Hornick, his wife by deed from John P. Hornick, Jr dated 07/15/2009 recorded 07/22/2009 in Deed Book 2357 Page 1453.

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

**MUHAMMAD ABDUL AZIZ (MORTGAGOR)  
JOHN P. HORNICK, JR. (REAL OWNER)  
LILLIE R. HORNICK (REAL OWNER)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage

## MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9365 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

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

BEING designated as Unit 361, as shown on a map titled 'Site Plan, Phase 7 & 8 Final Plan, Northridge at Camelback, Jackson Township, Monroe County, PA', dated July 8, 2002, last revised July 16, 2002 and recorded September 16, 2002 in Map File 74-158; the Southwesterly corner of said unit being North 28 degrees 21 minutes 58 second East 542.40 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Upper Darby Valley Road, said corner also being North 14 degrees 12 minutes 14 seconds East 1585.28 feet from the intersection of the centerline of Upper Deer Valley Road with the centerline of SR4006 and the Southerly corner of said unit being North 31 degrees 02 minutes 56 seconds East 549.54 feet from the intersection of the centerline of Mountain Laurel Drive with the centerline of Upper Deer Valley Road, said corner also being North 15 degrees 09 minutes 46 seconds East 1585.54 feet from the intersection of the centerline of Upper Deer Valley Road with the centerline of SR4006, said unit having dimensions as shown on the attached plan titled, 'Unit Plan, Phases 7 & 8, Unit 361, Northridge at Camelback'.

UNDER AND SUBJECT to the protective covenants, conditions, easements, affirmative obligations, and restrictions, which are covenants running with the land, contained in the Northridge at Camelback Amended Declaration of Protective Covenants and Restrictions, dated March 22, 1990, amended November 12, 1991, recorded in the aforesaid Recorder's Office in Record Book Vol. 1802 page 126, and any amendments thereto as may be made from time to time.

UNDER AND SUBJECT to the terms and conditions of the Northridge at Camelback Trust Document and Deed of Conveyance between Coolmoor Corporation and First Eastern Bank, NA, Trustee, dated March 22, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1730 page 1024, amended by an Amendment dated November 1, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1760 page 0745, and any amendments thereto as may be made from time to time.

TOGETHER with the right of ingress, egress, and regress to and from the premises hereby conveyed, in common with others, in, upon, and over the roads shown on the maps or plans of Northridge at Camelback, a planned residential development, as may be recorded from time to time, in the Office for the Recording of Deeds of Monroe County, Pennsylvania.

UNDER AND SUBJECT TO the easements, rights and privileges reserved by Camelback Ski Corporation, for itself and its successors and assigns, in the Deed from Camelback Ski Corporation, dated January 23, 1990, and recorded, as aforesaid, in Record Book Vol. 1729 page 1133, and which were made applicable to the premises conveyed to Coolmoor Corporation by Incline Development Corporation by Deed dated August 9, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1746 page 1436, by virtue of an Agreement dated December 4, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1761 page 1262.

BEING KNOWN AS 361 Juniper Court, Jackson Township, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Jeffrey Feldstein, by Deed from Yuri A. Nerush and Margaret Nerush, h/w, dated 02/02/2007, recorded 02/09/2007 in Book 2296, Page 1936.

TAX CODE: 8/96607

TAX PIN: 08-6353-19-72-3209

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 9470 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within a subdivision plat drawn by L.A. Achterman, Jr. PE known as Section G-I of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh, April 7, 1969 said plat is filed and recorded in Office for Recording of Plats of Monroe County on April 24, 1969 in Plat Book 12, page 61.

BEING Lot No. 212, said lot having a frontage on Hemlock Drive of 106.02 feet and a rear line of 85.62 feet; northerly side line of 155.40 feet and southerly side line of 130.00 feet.

UNDER AND SUBJECT to certain restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Alfred Boehm and, his wife, by Deed from Carolyn R. Morris and Edward J. Morris, her husband, dated 04/27/1990, recorded 05/02/1990 in Book 1733, Page 1116.

TAX CODE: 3/14C/3/66

TAX PIN: 03-6345-02-96-0285

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

**ANGELA M. BOEHM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 9801 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 40, Section A, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/57 & 61.

TAX NO. 3/3B/1/15

PIN #03635820815017

HAVING erected thereon a dwelling known as 40 Green Briar Circle, Tobyhanna, PA 18466.

BEING the same property which Richard A. Brown, Married, by deed dated September 27, 2006, and recorded on October 24, 2006, in the Recorder's Office of Monroe County, Pennsylvania, in Record Book Volume 2285, page 2908, granted and conveyed unto Joann Roman, Single, and Marvin O. Leonard, Jr., Single.

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

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the herein described premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOANN ROMAN AND MARVIN O. LEONARD, 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such noti-

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 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 9820 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot/Lots No. 124, Section No. K, as shown on map of Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 1, 3 & 5.

PARCEL NUMBER: 3/9E/1/29

PIN NUMBER: 03-6359-20-80-9202

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN John Russell, an unmarried may be deed from Costa Katimaris, widower by his agent Glenn B. Hafler, by Power of Attorney, recorded Deed Book Volume 2141, Page 5693 dated 9/4/2007 and recorded 10/10/2007 in Record Book 2318 Page 2771.

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

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

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

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

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

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9925 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MARCH 28, 2013**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 365, Section C-4, 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. 64, Pages 46.

BEING THE SAME PREMISES which Cranberry Hill Corporation, by deed dated 05/15/2004 and recorded 06/11/2004 in Book 2192 Page 9436 conveyed to Oneida Holicyn

Pin #: 17-6392-04-54-2871

Tax Code #: 17/88623

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ONEIDA HOLICYN 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE,  
ESQUIRE

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