

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
NO.: 7495 CIVIL 11  
NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO PA.R.C.P.3129**

MILSTEAD & ASSOCIATES, LLC  
By: Patrick J. Wesner, Esquire  
ID #203145

220 Lake Drive East,  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff  
File Number: 45.16525

**The Bank of New York Mellon f/k/a The Bank of  
New York, as Trustee for the Certificateholders of  
the CWABS INC., ASSET-BACKED CERTIFI-  
CATES, SERIES 2006-15**

Plaintiff

vs.

**Michael M. Genovese, M. Dennise Genovese,**  
Defendants

**TAKE NOTICE:**

Your house (real estate) at 887 Penn Estate, East Stroudsburg, PA 18301, is scheduled to be sold at sheriff's sale on August 28, 2014 at 8:00 AM, in the Monroe County Courthouse, Stroudsburg, PA 18360 to enforce the Court Judgment of \$233,435.14 obtained by The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-15.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROP-  
ERTY 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 bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market 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 Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the

full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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

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

PR - July 25

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
43rd JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 5655 CIVIL 2014**

**PETITION FOR CHANGE OF NAME OF MINOR**

THOMAS RUCK, Plaintiff

vs.

**SAMANTHA SCHILLER,**  
Defendant

**NOTICE**

NOTICE IS HEREBY GIVEN that the Petition of Thomas Ruck, by and through his attorney, Brandie J. Belanger, Esquire, was filed in the above named Court on July 3, 2014, praying for a decree to change the name of **Caleb J. Schiller to Caleb J. Ruck.**

The Court has fixed the 18th day of August 2014 at 11:15 a.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Brandie J. Belanger, Esquire  
Attorney I.D. No. 208715  
Attorney for Petitioner/Father  
Kash and Fedrigo  
820 Ann Street  
Stroudsburg, PA 18360  
(570) 420-1004

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**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA  
CASE NO. 5189-2011-CIVIL  
MORTGAGE FORECLOSURE  
ACTION**

WAYNE BANK, PLAINTIFF

vs.

DAVID F. BURCH, DEFENDANT

TO: **David F. Burch**

TAKE NOTICE THAT Plaintiff has filed a complaint in

## MONROE LEGAL REPORTER

Mortgage Foreclosure Action in the aforesaid Court against you in connection with your property situate in the City of Stroudsburg, Monroe County, PA (more commonly known as 17 Wigwam Lake Estates, Stroudsburg, PA 18360) and more particularly described in Monroe County Record Book 2236 at page 6644, Tax Parcel No. 17/16A/1/10 for your failure to make mortgage payments.

If you wish to defend you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

TAKE NOTICE THAT Plaintiff has filed a Motion For Special Relief/Request For Injunction *Pendente Lite* to Prevent Waste of Real Property, in the aforesaid Court, to permit Plaintiff to enter upon and secure the above described premises. Hearing on said Motion is scheduled for August 19, 2014 at 9 a.m. in the Monroe County Courthouse, Stroudsburg, PA in Courtroom No. 5.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Kimberly D. Martin, Esquire  
1022 Court St.  
Honesdale, PA 18431  
Attorney for Plaintiff

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

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

IN RE:

**ESTATE OF PATRICK S. NOONE**, Deceased  
First Formal Accounting of Kathy Louis a/k/a Kathy Louis-Noone, Executrix

#### NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 4th day of August 2014, at 9:30 a.m.

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

GEORGE J. WARDEN  
Clerk of Orphans' Court

PR - July 18, July 25

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ARTHUR F. FOULKS**, late of Henryville, County of Monroe and Commonwealth of Pennsylvania, Deceased

WHEREAS, Letters Testamentary in the above-named estate have been granted to Renee P. Foulks, Executrix of the Estate of Arthur F. Foulks.

All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Renee P. Foulks, Executrix  
c/o

Steven N. Goudsouzian, Esq.  
2925 William Penn Highway  
Suite 301  
Easton, PA 18045-5283  
Attorney for the Estate

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### PUBLIC NOTICE ESTATE NOTICE

Estate of **Carlos G. Segarra**, deceased. Late of Barrett Township, Monroe County.

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

Primo J. Ortiz, Administratrix

c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
P.O. Box 396  
Gouldsboro, PA 18424

PR - July 25, Aug. 1, Aug. 8

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **CHARLES E. RANDELL**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to PNC Bank, National Association.

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:

PNC Bank, N.A.  
c/o William Zacheiss,  
Vice-President  
639 Main Street  
Stroudsburg, PA 18360

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

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### PUBLIC NOTICE ESTATE NOTICE

Estate of **DONNA KRUEGER**, a/k/a **DONNA M. KRUEGER**, late of Smithfield Township, Monroe

## MONROE LEGAL REPORTER

County, Pennsylvania, deceased.

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

Lindsey Krueger, Executor  
c/o John C. Prevoznik, Esquire  
47 South Courtland St.  
East Stroudsburg, PA 18301

JOHN C. PREVOZNIK, ESQUIRE  
47 South Courtland St.

East Stroudsburg, PA 18301

PR - July 25, Aug. 1, Aug. 8

### PUBLIC NOTICE ESTATE NOTICE

Estate of **HELEN R. CROASDALE**, late of Borough of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**BENNETT D. CROASDALE**, Co-Executor  
2135 Croasdale Road  
Stroudsburg, PA 18360

**DAWNA L. FOREMAN**, Co-Executrix  
555 Pierce St., #304  
San Francisco, CA 94117

Elizabeth Bensinger Weekes, Esq.  
**Bensinger and Weekes, LLC**  
529 Sarah St.  
Stroudsburg, PA 18360

PR - July 25, Aug. 1, Aug. 8

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF HENRY CRAIG WEXELBLATT**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Carolyn M. Seeger, Administratrix  
607 Resica Falls Road  
East Stroudsburg, PA 18302

Lori J. Cerato, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360

570-424-3506

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### PUBLIC NOTICE ESTATE NOTICE

Estate of **James A. O'Gallagher, a/k/a James Anthony O'Gallagher, a/k/a James O'Gallagher**, late of 841 Scott St., Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Daniel O'Gallagher, Executor  
c/o David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360-0511

NEWMAN, WILLIAMS, MISHKIN  
CORVELEYN, WOLFE & FARERI, P.C.

By: David L. Horvath, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - July 25, Aug. 1, Aug. 8

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Jessie P. Fears, a/k/a Jessie Pearl Fears**, late of East Stroudsburg Borough, Monroe County, Pennsylvania, Deceased.

Letters of Testamentary on the above estate have been granted the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to:

Charles R. Fears Sr.  
318 Ginger Lane  
East Stroudsburg, PA 18301

Attorney:  
Gregory J. Pavlovitz, Esq.  
408 W. Market St., 1st Floor  
Pottsville, PA 17901

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### PUBLIC NOTICE ESTATE NOTICE

Estate of **Lloyd Mayer a/k/a Lloyd Jay Mayer**, late of Stroudsburg, Stroud Township, Monroe County, Pennsylvania, deceased.

Letters Testamentary on the Estate of the above-named Lloyd Mayer, deceased, having been granted to the undersigned, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to make payment without delay to:

Richard H. Stein

c/o Richard T. Curley, Esq.  
50 E. Philadelphia Ave.  
P.O. Box 357  
Boyertown, PA 19512

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### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF NORMA E. YOUNG**, late of the Township of Stroud, Monroe County, Pennsylvania, deceased.

## MONROE LEGAL REPORTER

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

Richard E. Deetz, Executor

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

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### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF RANDAL V. GARDNER, Deceased,** late of Stroudsburg, 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 to her 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.

JOAN MONTGOMERY  
233 Rock Ridge Road  
Mount Pocono, PA 18344

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

PR - July 11, July 18, July 25

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Wallace J. Katz**, Chestnuthill Township, Monroe County, Pennsylvania, deceased.

LETTERS OF ADMINISTRATION in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, 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.

Charles E. Katz, Co-Administrator  
9269 Shore Road, Apt. C1  
Brooklyn, NY 11209

Michele A. Beck, Co-Administrator  
P.O. Box 156  
San Ramon, CA 94583-0156

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

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### PUBLIC NOTICE

### ESTATE NOTICE

ESTATE OF **WILLIAM JOHN KILPATRICK, a/k/a WILLIAM J. KIPATRICK**, Deceased, 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 to his attorney, and to file with the Clerk of Common Pleas, 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 G. KILPATRICK, Executor

111 Crescent Drive  
Bartonsville, PA 18321

or to:

MARYANN O. GARVEY, Esq.  
727 Monroe Street  
Stroudsburg, PA 18360

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### PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Gary R. Smith in the **Estate of Patricia F. Smith**, Deceased, late of Stroudsburg, Pennsylvania, who died October 21, 2013. All persons indebted to the said Estate are requested to make payment, and those having claims are directed to present the same without delay to the undersigned.

Gary R. Smith, Administrator  
5189 Mountainview Road  
Stroudsburg, PA 18360

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### 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 **117 Martha's Lane, n/k/a 159 Martha's Lane, Pocono Lake, PA 18347** **SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on August 28, 2014 at 10 a.m.** all the right, title and interest of **Sharon Lee Vika and Roxanne Moyer**, 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.

### PROPERTY DESCRIPTION

The land referred to herein is situated in the State of Pennsylvania, County of Monroe, City of Pocono Lake described as follows:

ALL that certain lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 117, Section B-J, Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, on August 1967, Leo A. Achterman Jr., P.E. East Stroudsburg, PA, bounded and described as follows to wit:

Beginning at a point on the northerly line of Martha's Lane, and at the southwesterly corner of Lot. No. 118,

## MONROE LEGAL REPORTER

thence Westwardly along the Northerly line of Martha's Lane by a curve to the left having a radius of 70 feet for an arc distance of 168.95 feet to a point; thence Westwardly and Northwardly by a curve to the right having a radius of 40 feet for an arc distance of 59.87 feet to a point in the Easterly Line of Martha's court; thence north 15 degrees 34 minutes west along the Easterly line of Martha's court for a distance of 69.41 feet to a point; thence north 74 degrees 26 minutes east along the Southerly line of Lot No. 116 for a distance of 245.14 feet to a point; thence South 15 degrees 10 minutes West along the Westerly line of Lot No. 118 for a distance of 146.36 feet to a point, the place of beginning.

Source of Title: Book 2103, Page 4572 (Recorded 08/29/2001)

PARCEL No. 19-6305-02-68-7706

TAX ID NO. 19/12B/1/6

Being known as 117 Martha's Lane n/k/a 159 Marthas Lane, Pocono Lake, 18347

### 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 **September 8, 2014**.

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

United States Marshal  
Middle District of PA

PR - July 25, Aug. 1, Aug. 8

### 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 **HC 89 Box 771 n/k/a 318 Summit Ave., Pocono Summit, PA 18346**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on August 28, 2014 at 10 a.m.** all the right, title and interest of **Lucille Adragna**, 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.

### PROPERTY DESCRIPTION

ALL that certain Lot 614, Section C, being situated and located in Tobyhanna Township, Monroe County, Pennsylvania, and encompassed and included within one of the following Plats; a subdivision drawn by L.A. Achterman Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as "Section C, Stillwater Lake Estates Inc., dated July 2, 1960" and approved by the Supervisors of the Township of Tobyhanna on July 31, 1961 and duly filed and recorded in the Office for the Recording of Plats in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn by L.A. Achterman Jr., P.E. of East Stroudsburg, Pennsylvania, known as Section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 18, 1968, and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the Recording of Plats in and for the County of Monroe on the 6th day of June 1968 in Plat Book 11, Page 131.

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

PIN No. 19-6345-04-82-5436

TAX Code: 19/4C/1/52

Being known as HC 89 Box 771 n/k/a 318 Summit Avenue, Pocono Summit, PA 18346

### 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 **September 8, 2014**.

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

United States Marshal  
Middle District of PA

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### PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on 5/27/2014. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **Blessedbee The Children, Inc.**

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### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that on June 10, 2014, Articles of Incorporation were filed with the Department of State for **SUPERB BUFFET INC.**, a corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October 1, 1989, for the purpose of engaging in all lawful business for which corporations may be incorporated under said act.

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### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY CIVIL ACTION - LAW Civil Action 2134-CV-2014

Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1, by its servicer Ocwen Loan Servicing, LLC, Plaintiff vs. Christopher M. Smith and Julie Smith, Defendants

To: **CHRISTOPHER M. SMITH AND JULIE SMITH**, Defendants, whose last known addresses are 172 Lackawanna Avenue, East Stroudsburg, PA 18301 and 315 W. Helga Street, Kill Devil Hills, NC 27948. You have been sued in mortgage foreclosure on premises: 172 Lackawanna Avenue, East Stroudsburg, PA 18301 based on defaults since February 1, 2013. You owe \$172,077.22 plus interest.

### NOTICE

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU**

## MONROE LEGAL REPORTER

SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

STEVEN K. EISENBERG, M. TROY FREEDMAN, ANDREW J. MARLEY & EDWARD J. MCKEE, ATTYS. FOR PLAINTIFF, STERN & EISENBERG, PC, The Shops at Valley Square, 1581 Main St., Suite 200, Warrington, PA 18976; (215) 572-8111  
PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
No. 00021-CV-2013**

Bank of America, N.A., Plaintiff vs. Earnest Baker and Kelly V. Baker, Defendants

TO: Earnest Baker, Defendant, whose last known addresses are Lot 188, Sec E, Melrose Terrace n/k/a 156 Penn Estates (Stroud Township), East Stroudsburg, PA 18301 and 189 Vine Street, Roselle, NJ 07203.

Your house (real estate) at Lot 188, Sec E, Melrose Terrace n/k/a 156 Penn Estates (Stroud Township), East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 (Postponed from June 26, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$326,272.07, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: Lot 188 Sec E Melrose Terrace n/k/a 156 Penn Estates, (Stroud Township), East Stroudsburg, PA 18301. TAX CODE: 17-6382-02-95-6761. PIN NO.: 17638202956761. TITLE TO SAID PREMISES IS VESTED IN Earnest Baker and Kelly V. Baker BY DEED FROM Joseph P. Stallings and Pilar Silva DATED 11/16/2005 RECORDED 12/07/2005 IN DEED BOOK 2250 PAGE 7820. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856-669-5400.

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**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
No. 107-CV-14**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Barbara Gonzalez, deceased, Defendant

TO: **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Barbara Gonzalez,**

**deceased, Defendant(s)**, whose last known address is 3 Scenic Drive, n/k/a 1221 Rosebud Court, Blakeslee, PA 18610.

Your house (real estate) 3 Scenic Drive, n/k/a 1221 Rosebud Court, Blakeslee, PA 18610, TAX ID No. 20/91338 PIN No. 20632100648017, is scheduled to be sold at Sheriff's Sale on May 28, 2015, at 10:00 AM, at Monroe County Courthouse, 7th & Monroe Streets, Courthouse Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$228,487.63, obtained by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7 (the mortgagee) against you. - **NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE** - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: 610-278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610-278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.517.3309. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Monroe County Bar Assoc./Lawyer Referral Service, 913 Main St., Stroudsburg, PA 18360, 570.424.7288. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Christopher A. DeNardo, Caitlin M.

## MONROE LEGAL REPORTER

Donnelly, Bradley J. Osborne & Chandra M. Arkema, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.  
PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
No. 1321-CV-2010**

HSBC Mortgage Services, Inc., Plaintiff vs. Paul Lewis and Christina Lewis, Defendants  
TO: Christina Lewis and Paul Lewis, Defendants, whose last known addresses are 125 Elizabeth Street, #C, East Stroudsburg, PA 18301; 43 Elm Lane n/k/a 118 Empress Way, Pleasant Valley Estates, Kunkletown, PA 18058 and RR3, Box 4522, Kunkletown, PA 18058.

Your house (real estate) at 43 Elm Lane n/k/a 118 Empress Way, Pleasant Valley Estates, Kunkletown, PA 18058, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 (Postponed from April 24, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$198,092.29, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF POLK, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 43 Elm Lane Kunkletown (Polk Township), PA 18058. TAX CODE: 13/8A/1/27. PIN NO.: 13622903039577. TITLE TO SAID PREMISES IS VESTED IN PAUL LEWIS AND CHRISTINA LEWIS, HUSBAND AND WIFE BY DEED FROM KAL-TAC, INC., A PENNSYLVANIA CORPORATION DATED 09/16/2005 RECORDED 09/20/2005 IN DEED BOOK 2240 PAGE 5195. HAVING BEEN ERRECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856-669-5400.  
PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
No. 3355-CV-2010**

Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7, Plaintiff vs. Robert Gleitsmann, Defendant

TO: Robert Gleitsmann, Defendant, whose last known addresses are 20-21 Scot High Terrace, Scotrun, PA 18355; P.O. Box 295, Swiftwater, PA 18370 and 848 North Locust Street, Hazleton, PA 18201.

Your house (real estate) 20-21 Scot High Terrace, Scotrun, PA 18355, is scheduled to be sold at the Sheriff's Sale on March 26, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$350,311.60, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF POCONO, MONROE COUNTY, PENN-

SYLVANIA: BEING KNOWN AS 20-21 SCOT HIGH TERRACE, SCOTRUN, PA 18355. PARCEL NUMBER: 12/6A/1/49. PIN NUMBER: 12637303241581. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN ROBERT GLEITSMANN, AS TENANT BY SEVERALTY BY DEED FROM CHRISTIAN MILLER AND ELIZABETH MILLER, HUSBAND AND WIFE DATED 07/28/2005 RECORDED 08/04/2005 IN DEED BOOK 2235 PAGE 506. HAVING BEEN ERRECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856-669-5400.  
PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
CIVIL ACTION - LAW  
No. 4581-CV-2014**

Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, by its servicer Ocwen Loan Servicing, LLC, Plaintiff vs. Dionne V. Rockhead and Karlancelot Rockhead, Defendants

TO: DIONNE V. ROCKHEAD and KARLANCELOT ROCKHEAD, Defendants, whose last known address is 267 St. Andrews Drive a/k/a Lot 2199 St. Andrews Drive f/k/a 166 At The Falls, East Stroudsburg, PA 18302.

You have been sued in mortgage foreclosure on premises: 267 St. Andrews Drive a/k/a Lot 2199 St. Andrews Drive f/k/a 166 At The Falls, East Stroudsburg, PA 18302 based on defaults since October 1, 2012. You owe \$144,363.08 plus interest.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

STEVEN K. EISENBERG, M. TROY FREEDMAN, ANDREW J. MARLEY & EDWARD J. MCKEE, ATTYS. FOR PLAINTIFF, STERN & EISENBERG, PC, The Shops at Valley Square, 1581 Main St., Suite 200, Warrington, PA 18976; (215) 572-8111  
PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS**

## MONROE LEGAL REPORTER

### OF MONROE COUNTY CIVIL ACTION - LAW No. 4706-CV-2014

U.S. Bank National Association, as Trustee under Securitization Servicing Agreement Dated as of February 1, 2007 Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC2, by its servicer, Ocwen Loan Servicing LLC, Plaintiff vs. Rhonda R. Perkins Spencer, Defendant

TO: RHONDA R. PERKINS-SPENCER, Defendant, whose last known address is 542 Scenic Drive, Albrightsville, PA 18210.

You have been sued in mortgage foreclosure on premises: 542 Scenic Drive, Albrightsville, PA 18210, based on defaults since October 1, 2013. You owe \$90,925.34 plus interest.

#### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

STEVEN K. EISENBERG, M. TROY FREEDMAN, ANDREW J. MARLEY & EDWARD J. MCKEE, ATTYS. FOR PLAINTIFF, STERN & EISENBERG, PC, The Shops at Valley Square, 1581 Main St., Suite 200, Warrington, PA 18976; (215) 572-8111  
PR - July 25

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY CIVIL ACTION - LAW No. 9832-CV-11

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, Plaintiff vs. Ian Moses and Torah Moses, Defendants TO: Ian Moses and Torah Moses, Defendants, whose last known addresses are 103 Sycamore Drive n/k/a 342 Sycamore Drive, East Stroudsburg, PA 18301; 11 Parish Park, East Stroudsburg, PA 18301 and 2311 Edgedale Drive, Missouri City, TX 77489.

Your house (real estate) 103 Sycamore Drive n/k/a 342 Sycamore Drive, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 (Postponed from July 31, 2014; Postponed from March 27, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$324,647.93, obtained by Plaintiff

above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 103 Sycamore Drive, East Stroudsburg, PA 18301. PARCEL NUMBER: 12/90864. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Torah Moses and Ian Moses, husband and wife BY DEED FROM Torah Moses and Ian Moses, husband and wife DATED 05/10/2002 RECORDED 05/13/2002 IN DEED BOOK 2121 PAGE 7628. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856-669-5400.  
PR - July 25

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY THIRD JUDICIAL DISTRICT CIVIL ACTION No. 1147-CV-11

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE4, Asset Backed Pass-Through Certificates, Plaintiff vs. Junior A. Hinds Clarke, Jennifer A. Hinds Clarke, Daphne B. Williams and United States of America, Defendants

#### NOTICE OF SALE OF REAL PROPERTY

To: Daphne B. Williams, Defendant, whose last known addresses are 3131 Hollow Drive, East Stroudsburg, PA 18301; 5581 Olde Mill Run, Stroudsburg, PA 18360 and 7 Brushy Mountain Road, East Stroudsburg, PA 18301. Your house (real estate) at 7 Brushy Mountain Road, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on February 26, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$343,824.16, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA. BEING KNOWN AS: 7 Brushy Mountain Road, East Stroudsburg, PA 18301. PARCEL NUMBER: 17/96187/U7. IMPROVEMENTS: Residential Property. PIN NO.: 17730202586428U. TITLE TO SAID PREMISES IS VESTED IN DAPHNE B. WILLIAMS, SINGLE, JUNIOR A. HINDS-CLARKE AND JENNIFER A. HINDS-CLARKE, HIS WIFE AS TENANTS IN COMMON BY DEED FROM MOUNTAIN LAKE RESERVE, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP DATED 7/24/2004 RECORDED 07/30/2004 IN DEED BOOK 2197 PAGE 7462. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400.  
PR - July 25

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA



## MONROE LEGAL REPORTER

**CIVIL ACTION - LAW  
NO.: 10798-CV-2013**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, Plaintiff

vs.

Alejandra D. Hernandez, et al, Defendant

**TO: Cesar Hernandez and Alejandra D. Hernandez, husband and wife**

PRESENTLY OR FORMERLY of 216-218 Sellersville Road, East Stroudsburg, PA 18302-0000. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 216-218 Sellersville Road, East Stroudsburg, PA 18302-0000 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND/  
LAWYER REFERRAL

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

PR - July 25

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO.: 6531-CV-2011  
NOTICE OF SHERIFF SALE  
OF REAL ESTATE**

PURSUANT TO Pa.R.C.P.3129

Wells Fargo Bank, N.A., Plaintiff  
vs.

Eric D. Schechter; Patricia Porter, Defendants

**TO: Eric D. Schechter and Patricia Porter**

That the Sheriff's Sale of Real Property (Real Estate) will be held at Monroe County Courthouse Hearing

Room Two (2), 610 Monroe Street Stroudsburg, PA 18360 on 8/28/2014 at prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 2370 Winding Way, Tobyhanna, PA, 18466.

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No.: 6531-CV-2011 A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

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

MONROE COUNTY  
LAWYER REFERRAL  
Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
Stroudsburg, PA 18360  
Phone (570) 424-7288

PR - July 25

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
CIVIL ACTION LAW  
NO. 4325-CV2012  
NOTICE OF  
SHERIFF'S SALE OF  
REAL PROPERTY**

TO: John Julian

Your house (real estate) at 60 Kimberly Road, Delaware Water Gap, Pennsylvania 18327 is scheduled to be sold at Sheriff's Sale on August 28, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$210,724.27 obtained by JPMorgan Chase Bank, National Association against you.

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

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

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

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

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

You may need an attorney to assert your rights. The

## MONROE LEGAL REPORTER

sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Assoc.**

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

**McCABE, WEISBERG  
& CONWAY, P.C.**  
Attorneys for Plaintiff  
123 S. Broad Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

PR - July 25

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 4022-CV12  
Notice of Action in  
Mortgage Foreclosure**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-13CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-13CB

vs.

Joseph S. Manasia and Patricia A. Manasia

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

TO: Joseph S. Manasia, 7024 White Tail Lane, a/k/a 159 White Tail Lane, Lot 7024 Section D11, Long Pond, PA 18334

Joseph S. Manasia, P.O. Box 2221, Pocono Summit, PA 18346

Patricia A. Manasia, 7024 White Tail Lane, a/k/a 159 White Tail Lane, Lot 7024 Section D11, Long Pond, PA 18334

Patricia A. Manasia, P.O. Box 2221, Pocono Summit, PA 18346

Your house (real estate) at **7024 White Tail Lane, Long Pond, PA 18334** is scheduled to be sold at Sheriff's Sale on **August 28, 2015 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$154,100.33 obtained by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-13CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-13CB against you.

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

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

1. The sale will be canceled if you pay to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-13CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-13CB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

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

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

## MONROE LEGAL REPORTER

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

570-424-7288

**McCABE, WEISBERG  
& CONWAY, P.C.**

Attorneys for Plaintiff

123 S. Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

PR - July 25

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

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

PLAINTIFF

VS.

ALESHA AMBROSE

DEFENDANT

**MORTGAGE FORECLOSURE  
NO. 2627 CV 12**

**TO: ALESHA AMBROSE:**

You are hereby notified that on Aug. 28, 2014, a Sheriff Sale of Real Property will be held at 10 a.m. at the Monroe County Courthouse, 610 Main St., Stroudsburg, PA 18360. The location of the property to be sold is 155 EAST TERRACE DRIVE, SAYLORSBURG, PA 18353, whereupon this property would be sold by the Sheriff of Monroe County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution No. 2627-CV-12 in the amount of \$71,856.67.

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**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

Stroudsburg, PA 18360

570-424-7288

Leon P. Haller, Esquire

Attorney ID #15700

1719 North Front Street

Harrisburg, PA 17102

717-234-4178

PR - July 25

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

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

PLAINTIFF

VS.

KIMBER DANIEL and ANDREW R. DANIEL,

**MORTGAGE FORECLOSURE**

**NO. 10503 CV 12**

**TO: KIMBERLY DANIEL and ANDREW R. DANIEL:**

You are hereby notified that on August 28, 2014, a Sheriff Sale of Real Property will be held at 10 a.m. at the Monroe County Courthouse, 913 Main St., Stroudsburg, PA 18360.

The location of the property to be sold is 1060 LENAPE ROAD, MOUNTAIN TOP ESTATES, STROUDSBURG, PA 18301 whereupon this property would be sold by the Sheriff of Monroe County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution NO. 10503 CV 2012 in the amount of \$140,509.89.

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW**

## MONROE LEGAL REPORTER

TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

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

PR - July 25

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

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

PLAINTIFF

VS.

MILTON ARROYO

DEFENDANT

**MORTGAGE FORECLOSURE  
NO. 2048 CV 2014**

**TO: MILTON ARROYO:**

You are hereby notified that on March 20, 2014, Plaintiff, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against the above Defendant, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 2048 CV 2014 wherein Plaintiff seeks to foreclose its mortgage securing the property located at 2033 SKYVIEW TERRACE, POCONO COUNTRY PLACE, TOBYHANNA, PA whereupon the 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**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association  
Find a Lawyer Program  
913 Main St.

Stroudsburg, PA 18360  
570-424-7288

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

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 1521-CV-13**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2

vs.

WILLIAM MEYERRIECKS, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF TIMOTHY GREENE, DECEASED, JOAN A. GREENE, IN HER CAPACITY AS HEIR OF THE ESTATE OF TIMOTHY GREENE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY GREENE, DECEASED  
NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY GREENE, DECEASED**

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

Being Premises: 312 COACH ROAD A/K/A, \*\*\*SEE COMMENTS FOR ADDRESS\*\*\*, TOBYHANNA, PA 18466

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
03/4D/1/135

TAX PIN: 03636601380966

Improvements consist of residential property.

Sold as the property of WILLIAM MEYERRIECKS, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF TIMOTHY GREENE, DECEASED, JOAN A. GREENE, IN HER CAPACITY AS HEIR OF THE ESTATE OF TIMOTHY GREENE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY GREENE, DECEASED

Your house (real estate) 312 COACH ROAD A/K/A 5323 BUCKINGHAM CIRCLE A/K/A 312 BUCKINGHAM CIRCLE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 10/30/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$141,395.11 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 2973-CV-2012**

BANK OF AMERICA

vs.

ALEX GIKHER and MICHAEL GATTO

NOTICE TO: **MICHAEL GATTO**

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

Being Premises: 6258 PARK PLACE A/K/A H241  
PARTRIDGE DRIVE, TOBYHANNA, PA 18466

Being in COOLBAUGH TOWNSHIP, County of MON-  
ROE, Commonwealth of Pennsylvania,

TAX CODE: 03/8C/1/447

TAX PIN: 03-6358-14-33-9473

Improvements consist of residential property.

Sold as the property of ALEX GIKHER and MICHAEL  
GATTO

Your house (real estate) 6258 PARK PLACE A/K/A  
H241 PARTRIDGE DRIVE, TOBYHANNA, PA 18466  
is scheduled to be sold at the Sheriff's Sale on  
9/25/2014 at 10:00 AM, at the MONROE County  
Courthouse, 610 Monroe Street, #303, Stroudsburg,  
PA 18360-2115, to enforce the Court Judgment of  
\$134,577.37 obtained by, BANK OF AMERICA, N.A.  
(the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 3478-CV-2012**

JPMORGAN CHASE BANK, NATIONAL ASSO-  
CIATION, AS ATTORNEY IN FACT FOR THE FED-  
ERAL DEPOSIT INSURANCE CORPORATION AS  
RECEIVER OF WASHINGTON MUTUAL BANK  
F/K/A WASHINGTON MUTUAL BANK, FA

vs.

CHARLES STRUNCK, III and CARMEN FIGUEROA  
NOTICE TO: **CHARLES STRUNCK, III and CAR-  
MEN FIGUEROA**

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

Being Premises: 295 FRINGE DRIVE A/K/A 121  
FAIRWAY DRIVE, MARSHALLS CREEK, PA 18335

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

TAX CODE: 09/86966

TAX PIN: 09-7323-02-98-1740

Improvements consist of residential property.

Sold as the property of CHARLES STRUNCK, III and  
CARMEN FIGUEROA

Your house (real estate) at 295 FRINGE DRIVE  
A/K/A 121 FAIRWAY DRIVE, MARSHALLS CREEK,  
PA 18335 is scheduled to be sold at the Sheriff's Sale  
on 9/25/2014 at 10:00 AM, at the MONROE County  
Courthouse, 610 Monroe Street, #303, Stroudsburg,  
PA 18360-2115, to enforce the Court Judgment of  
\$385,751.56 obtained by, JPMORGAN CHASE  
BANK, NATIONAL ASSOCIATION, AS ATTORNEY  
IN FACT FOR THE FEDERAL DEPOSIT INSUR-  
ANCE CORPORATION AS RECEIVER OF WASH-  
INGTON MUTUAL BANK F/K/A WASHINGTON  
MUTUAL BANK, FA (the mortgagee), against the

above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 4875-CV-13**

NATIONSTAR MORTGAGE, LLC

vs.

MARK NELSON

NOTICE TO: **MARK NELSON**

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

Being Premises: 4040 HUNTER DRIVE, A/K/A 1174  
TRAPPER LANE, POCONO SUMMIT, PA 18346

Being in COOLBAUGH TOWNSHIP, County of MON-  
ROE, Commonwealth of Pennsylvania,

TAX CODE: 3/14F/2/214

TAX PIN: 03634604710700

Improvements consist of residential property.

Sold as the property of MARK NELSON

Your house (real estate) at 4040 HUNTER DRIVE,  
A/K/A 1174 TRAPPER LANE, POCONO SUMMIT,  
PA 18346 is scheduled to be sold at the Sheriff's Sale  
on 02/26/2015 at 10:00 AM, at the MONROE County  
Courthouse, 610 Monroe Street, #303, Stroudsburg,  
PA 18360-2115, to enforce the Court Judgment of  
\$89,609.39 obtained by, NATIONSTAR MORT-  
GAGE, LLC (the mortgagee), against the above  
premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 5102-CV-12**

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER D. BAKER

NOTICE TO: **CHRISTOPHER D. BAKER**

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

Being Premises: 336 PAXINOS DRIVE, A/K/A 81  
LENNI DRIVE, POCONO LAKE, PA 18347

Being in COOLBAUGH TOWNSHIP, County of MON-  
ROE, Commonwealth of Pennsylvania,

03/20A/2/11

TAX PIN # 03539608893639

Improvements consist of residential property.

Sold as the property of CHRISTOPHER D. BAKER  
Your house (real estate) 336 PAXINOS DRIVE, A/K/A  
81 LENNI DRIVE, POCONO LAKE, PA 18347 is  
scheduled to be sold at the Sheriff's Sale on  
08/28/2014 at 10:00 AM, at the MONROE County  
Courthouse, 610 Monroe Street, #303, Stroudsburg,  
PA 18360-2115, to enforce the Court Judgment of  
\$129,526.86 obtained by, WELLS FARGO BANK,  
N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE**

## MONROE LEGAL REPORTER

**NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 7271-CV-2012**

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC

vs.

JACK FALER and DEBORAH A. FALER  
NOTICE TO: **JACK FALER and DEBORAH A. FALER**

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

Being Premises: 115 NAOMI LANE A/K/A 2600 NAOMI LANE, CRESCO, PA 18326

Being in BARRETT TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 01/15/1/93-44

TAX PIN: 01-6387-01-47-3420

Improvements consist of residential property.

Sold as the property of JACK FALER and DEBORAH A. FALER

Your house (real estate) 115 NAOMI LANE, A/K/A 2600 NAOMI LANE, CRESCO, PA 18326 is scheduled to be sold at the Sheriff's Sale on 9/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, 303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$355,642.23 obtained by, JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 8060-CV-2013**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

NASER A. ABDELAAL

NOTICE TO: **NASER A. ABDELAAL**

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

Being Premises: 1 SKYHAWK TRAIL, A/K/A 357 SKY HAWK TRAIL, EAST STROUDSBURG, PA 18302

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

TAX CODE: 09/11A/2/22

TAX PIN: 09732501365871

Improvements consist of residential property.

Sold as the property of NASER A. ABDELAAL

Your house (real estate) at 1 SKYHAWK TRAIL, A/K/A 357 SKY HAWK TRAIL, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 03/26/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$101,193.67 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE**

**IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 8341-CV-2012**

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

vs.

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

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOHAMED MOUSTAFA, DECEASED**

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

Being Premises: 61 NORTH GREEN STREET, EAST STROUDSBURG, PA 18301-2207

Being in EAST STROUDSBURG BOROUGH, County of MONROE, Commonwealth of Pennsylvania,

05-4/1/7/34

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOHAMED MOUSTAFA, DECEASED

Your house (real estate) 61 NORTH GREEN STREET, EAST STROUDSBURG, PA 18301-2207 is scheduled to be sold at the Sheriff's Sale on 10/30/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$236,269.21 obtained by, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 8343-CV-2012**

GMAC MORTGAGE, LLC

vs.

ANGEL M. RIVERA and ZORAIDA E. RIVERA

NOTICE TO: **ANGEL M. RIVERA and ZORAIDA E. RIVERA**

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

Being Premises: 1255 N ROCKY MOUNTAIN DRIVE A/K/A 427 ROCKY MOUNTAIN DRIVE N, EFFORT, PA 18330

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 02/14E/1/33

TAX PIN: 02-6331-04-60-9345

Improvements consist of residential property.

Sold as the property of ANGEL M. RIVERA and ZORAIDA E. RIVERA

Your house (real estate) at 1255 N ROCKY MOUNTAIN DRIVE A/K/A 427 ROCKY MOUNTAIN DRIVE

## MONROE LEGAL REPORTER

N, EFFORT, PA 18330 is scheduled to be sold at the Sheriff's Sale on 9/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$140,304.04 obtained by, GMAC MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - July 25

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
No. 9186-CV-2010**

EVER BANK

vs.

ISMAEL RODRIGUEZ and FELICIA T. MARQUEZ  
NOTICE TO: ISMAEL RODRIGUEZ and FELICIA T. MARQUEZ

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

Being Premises: 112 BREWSTER WAY, A/K/A 602 PENN ESTATES, EAST STROUDSBURG, PA 18301  
Being in POCONO TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
12/117319

TAX PIN: 12638202986624

Improvements consist of residential property.

Sold as the property of ISMAEL RODRIGUEZ and FELICIA T. MARQUEZ

Your house (real estate) 112 BREWSTER WAY, A/K/A 602 PENN ESTATES, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$144,922.02 obtained by, EVER BANK (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - July 25

**PUBLIC NOTICE  
PETITION FOR NAME CHANGE**

AND NOW, this 14th day of July 2014, upon consideration of the attached Petition for Change of Name and upon motion of Petitioner, **Miguel A. Mathews**, IT IS ORDERED that a hearing on the **Petition for Change of Name to Michael A. Mathews** is scheduled for the 18th day of August 2014 at 11 a.m. in Courtroom No. 6, Monroe County Courthouse, Stroudsburg, PA 18360.  
PR - July 25

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10207 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 3415, Section 7, of Pocono Farms East, as shown on plan of lots recorded in the Recorder's Office, Monroe County, in Plot Book No. 17, Page 123.

BEING the same premises which Chase Home Finance, LLC, Successor by Merger to Chase Manhattan Mortgage Corporation by Deed dated March 1, 2005 and recorded April 11, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2221 Page 6437, granted and conveyed unto Rashda Baig.

Tax ID: 3/4B/2/106

PIN: 03636703210125

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

**RASHDA BAIG**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Barry J. Cohen, Sheriff's Solicitor

P - July 4, July 11, July 18

R - July 11, July 18, July 25

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8669 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and tract of land

## MONROE LEGAL REPORTER

situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows to wit:

**LOTS** 10ABC, Block A-63, as set forth on the map entitled plan of lots, Arrowhead Lake, Section Eleven, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965 Scale 1"=100' by John B. Aicher, Monroe Engineering Inc., Stroudsburg, Pennsylvania, and filed in the office for the recording of deeds in and for Monroe County Pennsylvania in plat book 10, Page 5, on June 2, 1965

**BEING** the same premises which John F. Creedon Sr. and Eileen M. Creedon, his wife by Deed dated March 3, 1999 and recorded April 15, 1999 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2062 Page 4432, granted and conveyed unto John F. Creedon Sr., Married

Tax ID: 03/20A/2/23

PIN: 03539608898416

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

**JOHN F. CREEDON SR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
P - July 4, July 11, July 18  
R - July 11, July 18, July 25

### **PUBLIC NOTICE NAME CHANGE**

NOTICE IS HEREBY GIVEN that on July 1, 2014, the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of **Teresa B. Almonte Dominguez to Teresa Beatriz Dominguez**.

The Court has fixed the day of Aug. 4, 2014 at 9:15 a.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 18360 as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - July 25

### **PUBLIC NOTICE ESTATE NOTICE**

Estate of **Harry A. Sheck Jr., a/k/a Harry A. Sheck, a/k/a Harry Sheck**, late of 612 Onyx Lane, East Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all

persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (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.

Kenneth E. Sheck, Executor  
c/o David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360-0511

NEWMAN, WILLIAMS, MISHKIN  
CORVELEYN, WOLFE & FARERI, P.C.

By: David L. Horvath, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511

PR - July 25, Aug. 1, Aug. 8