

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO.: 11820 CV 09**

BANK OF AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
Plaintiff

vs.

**CINDY L. WEISHUHN,**  
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 149 SR 423 a/k/a ROUTE  
423, POCONO PINES, PA 18350 is scheduled to be  
sold at the Sheriff's Sale on July 25, 2013 at 10 a.m.  
in the Monroe County Courthouse, 7th & 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 messuage, lot or piece of land  
situate in the Township of Tobyhanna, County of  
Monroe, State of Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at an iron pipe corner, said pipe being  
also a corner of lot belonging to him, Messinger;  
thence along the public road, South 74 degrees East  
50 feet to a stake, said stake being also a corner of a  
lot owned by Mary Smiley and numbered Lot No. 16  
on Plan of Smiley lot; thence by said Mary Smiley's  
lot, South 16 degrees West 227 feet to a stake in line  
of land formerly of the Kistler Estate, then South 74  
degrees West 58.6 feet to a corner of first mentioned  
lot of M. Messinger; thence along M. Messinger lot,  
North 16 degrees East 255 feet to a place of BEGIN-  
NING.

BEING Lot No. 15 on Plan of Smiley lot and surveyed  
by John F. Appenzeller on November 28 and 30,  
1906.

Tax Code #: 19/9/1/40

PIN #: 19632504706723

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

Monroe County Bar Association  
Find a Lawyer Program  
913 Main St.  
Stroudsburg, PA 18360  
(570) 424-7288  
PR - June 28

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8753 CV 2012  
ACTION TO QUIET TITLE**

ARMAND ENSANIAN, Plaintiff

vs.

TERRESA CASAGRANDE, Defendant

TO: Defendant **Terresa Casagrande**, her heirs, personal  
representatives, executors, administrators,  
successors and assigns and all persons having or  
claiming to have any right, lien, title, interest in or  
claim against a vacant lot or parcel of real estate  
located in Emerald Lakes development, Tobyhanna  
Township, Monroe County, Pennsylvania, and which  
real estate is designated on the Tax Maps of Monroe  
County as Tax Map #19/3G/1/21.

TAKE NOTICE THAT Plaintiff has filed a Complaint in  
Action to Quiet Title in the aforesaid Court as of the  
above term and number, averring their interest based  
on named party Defendant's real property interest in

the Subject Property, if any, was divested on Novem-  
ber 15, 2002, by operation of law by reason of the  
said Subject Property being exposed to public sale  
for delinquent taxes by the Tax Claim Bureau of  
Monroe County, and praying the Court to adjudicate  
and decree their title and right of possession to said  
premises, more particularly described in the said  
Complaint, indefeasible as against all rights and  
claims whatsoever, and you are hereby notified to file  
an Answer within twenty (20) days following the date  
of this publication, in default of which an Order may  
be entered as prayed for against you, requiring you to  
take such action as may be ordered by the Court  
within thirty days after the entry of such Order in  
default of which final judgment shall be entered.

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 pro-  
ceed without you and a judgment may be entered  
against you without further notice for the relief  
requested by plaintiff. You may lose money or prop-  
erty 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. 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 PER-  
SONS AT A REDUCED FEE OR NO FEE.

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

PR - June 28

**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 MARGARET VASQUEZ a/k/a MAR-  
GARET VAZQUEZ-BULLEN, Deceased  
First and Final Account of Elizabeth Byrne, Ad-  
ministratrix

ESTATE OF JOSEPH SILKOTCH, Deceased  
Second Amended-Revised-Supplemental Account of  
Rita Bouchard, 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 1st day of July 2013 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 - June 21, June 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Alberta Ruth Larson a/k/a Alberta R.  
Larson**, Deceased. Late of Barrett Township, Monroe  
County, Commonwealth of Pennsylvania.

Letters Testamentary in the above-named estate hav-  
ing been granted to the undersigned, all persons  
indebted to the estate are requested to make imme-

## MONROE LEGAL REPORTER

diate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.  
Karen J. Gravel, Executrix

c/o Matthew L. Meagher, Esquire  
1018 Church St.  
Honesdale, PA 18431

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **AMY A. KULP, a/k/a AMY KULP** of Monroe County, Pennsylvania.  
LETTERS OF ADMINISTRATION in the above-named Estate, registered at File No. 4513-0304 having been granted to the undersigned to all persons indebted to the estate are directed to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his Attorney within four (4) months from the date hereof and to file with the Clerk of Courts of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

JASON A. SAFIN  
534 Barry Street  
Stroudsburg, PA 18360

Robert M. Maskrey Jr., Esquire  
27 North Sixth St.  
Stroudsburg, PA 18360  
570-424-0588

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **Arylne E. Pursell, a/k/a Arylne Eleanor Pursell**, late of 1140 W. Main St., Stroudsburg, PA 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.

Charles M. Hannig, Executor  
119 Devonshire Court  
Cresco, PA 18326

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

PR - June 21, June 28, July 5

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **DELAPHINE V. JOLLIFFE**, late of the Township of Pocono, 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, 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 G. Ward, Executor  
1 Mechanic Street  
Succasunna, NJ 07876

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

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Gertrude M. Armitage a/k/a Gertrude Armitage**, late of 1010 Tara View Drive, 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.

Troy S. Armitage, Executor  
c/o Todd R. Williams, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.

Stroudsburg, PA 18360-0511

PR - June 21, June 28, July 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **LEONA A. PERSHYN**, late of 335 Fernwood Drive, East Stroudsburg, Monroe County, Pennsylvania 18466, 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, Orphan's Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Gregory A. Pershyn, Executor  
335 Fernwood Drive  
East Stroudsburg, PA 18301

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

PR - June 21, June 28, July 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **OLIVE M. MUNCH a/k/a OLIVE M. SEBRING MUNCH**, late of the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Barry E. Munch, Executor  
221 Lloyd's Lane  
Stroudsburg, PA 18360  
or to:

## MONROE LEGAL REPORTER

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

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

PR - June 21, June 28, July 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **WILLIAM R. GEIST**, late of the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Robert J. Geist, Executor  
67 Pebble Beach Blvd.  
Jackson, NJ 08527  
or to:

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

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

GRANT OF LETTERS TESTAMENTARY IN THE Estate of **Dorothy Jeannette Kopasz a/k/a Dorothy J. Kopasz**, deceased, have been granted on the 5rd day of June 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. Chester Peter Zajac, 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 - June 14, June 21, June 28

### PUBLIC NOTICE ESTATE NOTICE

GRANT OF LETTERS TESTAMENTARY IN THE Estate of **John J. Klein**, deceased, have been granted on the 25th of May to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims, to present the same without delay to the undersigned.

P. Patrick Morrissey, Esq.  
Executor  
1318 North Fifth St.  
Stroudsburg, PA 18360  
(570) 420-1991

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

Letters of Administration have been granted on the Estate of **Ernesto Miranda**, Deceased, late of Monroe County, who died on May 11, 2013, to Zoraya Miranda, Administratrix.

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 make payment to it in care of the Attorney noted.

Connie J. Merwine, Esquire  
501 New Brodheadsville Blvd. N.

Brodheadsville, PA 18322

PR - June 21, June 28, July 5

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the Estate of **Alice I. Katz**, Deceased, late of Monroe County, who died on May 9, 2013, to David Katz, Executor.

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 make payment to it in care of the Attorney noted.

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

PR - June 28, July 5, July 12

### PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been issued in the Estate of **William W. Sopko**, who died on January 1, 2013, late resident of 149 Laurel Lane, Buck Hill Falls, PA 18323.

All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, Esquire, Attorney for the Estate, Attn: Brandy Freiermuth, 1022 Court Street, Honesdale, PA 18431.

John J. Martin, Esquire  
Attorney for the Estate

PR - June 28

### PUBLIC NOTICE INCORPORATION NOTICE

#### Not-For-Profit Business Corporation

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on June 4, 2013 for the purpose of obtaining a Certificate of Incorporation for a not-for-profit business corporation organized under the Non-Profit Business Corporation Law of 1988, as amended. The name of the corporation is **RTL Programs Inc.**

PR - June 28

### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on May 30, 2013 for **Meticulous Lawn**, located at 136 Devonshire Drive, Stroudsburg, PA 18360.

The name and address of each entity interested in the business is PA NJ Landscaping Inc., 136 Devonshire Drive, Stroudsburg, PA 18360. This was filed in accordance with 54 Pa.C.S.:311.

PR - June 28

### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed on May 31, 2013 with the Department of State of the Commonwealth of Pennsylvania, pursuant to 15 Pa. C.S. §2303 for **Rosado Aviation Inc.** The purpose of the corporation is to engage in all lawful purposes for which a Pennsylvania corporation is authorized to do business, including but not limited to: airplane purchase/operation.

The principal place of business will be located at US Route 209, Brodheadsville, PA 18322.

Bruce L. Coyer, Esquire

O'Malley, Harris, Durkin & Perry, P.C.

PR - June 28

### PUBLIC NOTICE IN THE COURT OF

## MONROE LEGAL REPORTER

**COMMON PLEAS  
OF MONROE COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA  
IN RE: SOUVENIR GELIN  
NO. 4553 CV 2013**

PLEASE TAKE NOTICE that a petition has been filed requesting the above Court issue a Decree formally changing Petitioner's name from **Souvenir Gelin to Alcindor S. Gelin**.

The court has set hearing for July 8, 2013 at 8:45 a.m. in Courtroom No. 6 of the Monroe County Courthouse at 7th and Monroe Streets in Stroudsburg, PA, to consider granting the requested relief.

If you object to the requested relief or otherwise wish to respond, you must promptly take action by entering a written appearance personally or by attorney and filing in writing with the Court your responses and/or by personally appearing at the above scheduled hearing.

INQUIRIES may be directed to:  
PAUL KRAMER, ESQ.  
Attorney for Petitioner, ID 49203  
103 North Seventh St.  
Stroudsburg, PA 18360  
Tel: (570) 476-2950  
Fax: (570) 476-6411  
samkan@epix.net

PR - June 28

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

In Re: PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff

vs.  
BRADLEY D. STOUT JR. and AMANDA STOUT,  
Defendants

NO: 3885 CV 2012  
Attorney for Plaintiff: Louis P. Vitti, Esquire  
Vitti & Vitti & Associates, P.C., 215 Fourth Ave.,  
Pittsburgh, PA 15222; 412-281-1725

**COMPLAINT IN MORTGAGE  
FORECLOSURE  
NO. 3885 CV 2012**

You have been named as Defendants in a civil action instituted by PNC Bank, National Association against you in this Court. This action has been instituted to foreclose on a Mortgage dated March 31, 2009, and recorded in the Recorder's Office of Monroe County in Mortgage Book Volume 2351, page 1401, on April 2, 2009.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

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 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

PR - June 28

**PUBLIC NOTICE  
NOTICE OF FORMATION**  
NOTICE IS HEREBY GIVEN that a Certificate of

Organization-Domestic Limited Liability Company has been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on May 13, 2013 for the purpose of obtaining a Certificate of Organization pursuant to the provisions of 15 Pa. C.S. Sec. 8913 for the organization of a limited liability company to be known as **WACKY WEED WACKERS, LLC**, with an address of 5146 Cresco Road, Pocono Lake, PA 18347.

The purpose of the limited liability company is that it shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which a limited liability company may be organized under the law of the Commonwealth of Pennsylvania.

Joseph P. Hanyon, Esq.  
Merwine, Hanyon & Kasprzyk, LLP  
HC 89 Box 105  
Pocono Summit, PA 18346

PR - June 28

**PUBLIC NOTICE  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 11820-CV-2009**

NATIONSTAR MORTGAGE, LLC  
vs.

**CINDY L. WEISHUHN**

NOTICE TO: CINDY L. WEISHUHN

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

Being Premises: 149 SR 423 a/k/a ROUTE 423,  
POCONO PINES, PA 18350

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

TAX CODE: 19/9/1/40

TAX PIN: 19-6325-04-70-6723

Improvements consist of residential property. Sold as the property of CINDY L. WEISHUHN

Your house (real estate) 149 SR 423 a/k/a ROUTE 423, POCONO PINES, PA 18350 is scheduled to be sold at the Sheriff's Sale on 7/25/2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$148,874.67 obtained by, NATIONSTAR MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 28

**PUBLIC NOTICE  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 2012-CV-2010**

BANK OF AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
vs.

**PEDRO COLON**

NOTICE TO: PEDRO COLON

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

Being Premises: 1232 WINDING WAY a/k/a K730-A  
POCONO COUNTRY PLACE, TOBYHANNA, PA  
18466-3689

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

TAX CODE: 03/9F/1/201

TAX PIN: 03-6369-17-12-1060

Improvements consist of residential property. Sold as the property of PEDRO COLON

Your house (real estate) at 1232 WINDING WAY, a/k/a K730-A POCONO COUNTRY PLACE, TOBYHANNA, PA is scheduled to be sold at the Sheriff's Sale on 7/25/2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$127,863.77 obtained by, BANK OF AMERICA, N.A., AS

## MONROE LEGAL REPORTER

SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 28

**PUBLIC NOTICE  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 4069-CV-2009**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR RAMP 2005EFC6

vs.

**PEDRO RIVERA**

NOTICE TO: PEDRO RIVERA

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

Being Premises: 41 B SOMERSET DRIVE a/k/a LOT 41 SEC B PENN ESTATES, EAST STROUDSBURG, PA 18301

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

TAX CODE: 17/15A/1/78

TAX PIN: 17-6392-01-28-2019

Improvements consist of residential property. Sold as the property of PEDRO RIVERA

Your house (real estate) at 41 B SOMERSET DRIVE a/k/a LOT 41 SEC B PENN ESTATES, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 7/25/2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$169,166.68 obtained by, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC6 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 28

**PUBLIC NOTICE  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5615-CV-2011**

NATIONSTAR MORTGAGE, LLC

vs.

**PETER E. KESSLER**

NOTICE TO: PETER E. KESSLER

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

Being Premises: 354 SILVER SPRING BLVD a/k/a 134 A SILVER SPRINGS ROAD, KUNKLETOWN, PA 18058-7108

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

TAX CODE: 06/10A/1/65 and 06/10A/1/3

TAX PIN: 06-6236-17-02-5192 and 06-6236-17-02-5198

Improvements consist of residential property. Sold as the property of PETER E. KESSLER

Your house (real estate) at 354 SILVER SPRING BLVD, a/k/a 134 A SILVER SPRINGS ROAD, KUNKLETOWN, PA 18058-7108 is scheduled to be sold at the Sheriff's Sale on 7/25/2013 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St, Stroudsburg, PA 18360 to enforce the Court Judgment of \$110,905.45 obtained by, NATIONSTAR MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 28

**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 638 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or parcel of land situate in the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the Easterly edge of a certain road 50.00 feet in width known as Hickory Lane, said pin being at the most Westerly corner of Lot 24 as shown on a certain map entitled, "Final Plan, Stages 3 and 4, Phase 1, THE WOODLANDS, Pine Ridge Equities, Inc., Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania," as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 69, Page 203; thence along Lot 24 South 79 degrees 00 minutes 9 seconds East 325.00 feet to an iron pin, a corner common of Lots 24, 55 and 51 of Stage 2, The Woodlands; thence along Lot 51, Stage 2 of The Woodlands, South 09 degrees 32 minutes 43 seconds East 120.69 feet to an iron pin on the Easterly side of Hickory Lane, a corner common of Lots 54 and 55; thence along said road, North 22 degrees 34 minutes 27 seconds West 117.59 feet to a point of curvature; thence by the same, on a curve to the right having a radius of 325.00 feet with an arc distance of 190.43 feet to the PLACE OF BEGINNING.

CONTAINING a total of 67561.56 square feet or 1.551 acres more or less. Bearings are based on a Magnetic Meridian.

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

TITLE TO SAID PREMISES VESTED by Special Warranty Deed, dated 9/8/2004, given by Chuck Anania and Aura Anania to Chuck Anania, and recorded 9/23/2004 in Book 2202, Page 8603, and by Instrument #200443732.

TAX CODE: 12/90663

TAX PIN: 12638100296917

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10036 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 497 located on Water Tower Circle, also known as Viewmont Circle, as shown on the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of March 9, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on March 27, 1998 in Plot Book 70 at Page 44.

The said Estate Lot is assessed to Property I.D. No. 17/90734.

PIN NO. 17730303305993

TITLE TO SAID PREMISES IS VESTED IN Mark L. Williams by deed from Blue Mountain Lake Associates, L.P., A Pennsylvania Limited Partnership dated June 28, 1999 and recorded June 29, 1999 in Deed Book 2065, Page 7462 Instrument #199923472.

Being Known As: 576 Blue Mountain Lake, East Stroudsburg, Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARK L. WILLIAMS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10127 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, JULY 25, 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 Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 681, Section CIIC, according to plan of Emerald Lakes, recorded in the Office for the Recording of Deeds etc. in and for Tile County of Monroe, at Stroudsburg, PA. in Plot Book Volume 20, Page 49, bounded and described as follows, to wit:

In Plot Book Volume and page number according to aforementioned plan on record.

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

TITLE TO SAID PREMISES VESTED IN Maritza Arroyo, by Deed from Wachovia Bank, dated 07/12/2004, recorded 07/21/2004 in Book 2196, Page 8294.

TAX CODE: 19/31/2/303

TAX PIN: 19634402576822

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10147 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 13, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

## MONROE LEGAL REPORTER

PARCEL NO. 16/90943  
PIN NO. 16731102984114  
TITLE TO SAID PREMISES IS VESTED IN Luis A. Mendez and Helen A. Mendez, husband and wife, by deed from LTS DEVELOPMENT, INC., A PENNSYLVANIA CORPORATION dated April 17, 2000 and recorded April 25, 2000 in Deed Book 2077, Page 8181.

Being Known As: 21 Brahms Court, East Stroudsburg, Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUIS A. MENDEZ HELEN A. MENDEZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10220 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Number 2808, Section VI, as shown on 'Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 17, Page 121.

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 Tonya L. Williams, by Deed from Ted Mejia, unmarried, dated 02/28/2006, recorded 03/02/2006 in Book 2259, Page 5797.

TAX CODE: 03/4B/3/73  
TAX PIN: 03636703105324

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TONYA L. WILLIAMS**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10433 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Ross**, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 10, as shown on lands of Truco, Inc., Development known as Sunset Hills, I, and recorded in the Office of the Recording of Deeds, &c., at Stroudsburg, Monroe County, Pennsylvania in Plot Book 20, Page 125.

Being Parcel No. 15/8B/1/21  
Being RR 7 Box 7306, Saylorsburg, PA 18353  
Being the same premises which William J. Dean and Margaret Dean, his wife, by deed dated September 22, 1992 and recorded on September 29, 1992 in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania in Deed Book 1850 Page 1260, granted and conveyed unto James A. Strivelli and Nancy G. Strivelli, husband and wife, their heirs and assigns, in fee.

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

Being Known As: Rural Route 7, Box 7306, Saylorsburg, PA 18353

TAX CODE: 15/8B/1/21  
PIN NO.: 15625704902194

TITLE TO SAID PREMISES IS VESTED IN James E. Strivelli and Nancy G. Strivelli, his wife by deed from William J. Dean and Margaret Dean, his wife dated 09/22/1992 recorded 09/29/1992 in Deed Book 1850 Page 1260.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES A. STRIVELLI**

**NANCY G. STRIVELLI**

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

## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10651 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 74, Section E, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 107 and 109.

TITLE TO SAID PREMISES VESTED IN Abel E. Montano and Martha Duran, h/w, by Deed from Homesales, Inc., dated 03/19/2007, recorded 04/11/2007 in Book 2301, Page 9464.

TAX CODE: 3/9A/1/332

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ABEL E. MONTANO

**MARTHA DURAN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10785 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 189, Section K, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 24/1,3 and 5.

BEING THE SAME PREMISES which Ysmael Munoz, single, by deed dated 07/29/2005 and recorded 08/30/2005 in Book 2238 Page 764 conveyed to John Fisher, single.

Property address: 1634 Sunnyside Drive,  
Tobyhanna, PA 18466

Pin #: 03-6359-20-90-4004

Tax Code #: 3/9E/1/121

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

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10832 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 109, Section One, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, County of Monroe, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book Number 18, Page 15, incorrectly recited as Plot Book Number 18, Page 115, in above-recited Deeds in the chain.

PARCEL NO. 09/4C/1/77

PIN NO. 09734404502726

TITLE TO SAID PREMISES IS VESTED IN Melton Lewis and Constance Holliday by deed from ARTHUR S. BOLGER, III, EXECUTOR OF THE ESTATE OF ARTHUR S. BOLGER dated September 22, 2003 and recorded September 24, 2003 in Deed Book 2168, Page 4431.

Being Known As: Lot 109 Section 1 Lake Of The Pines, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MELTON LEWIS AND CONSTANCE HOLLIDAY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10896 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Township of Ross**, County of Monroe, Commonwealth of Pennsylvania more particularly described as:

BEGINNING at a point on the Southerly line of Franklin Avenue, said point being the Northwesterly corner of Lot No. 305 as shown on map entitled "Hickory Hill Farms (West), 23 July 1973"; thence  
1. Along Lot No. 305, South 21 degrees 28 minutes

03 seconds West, 380.75 feet to a point, said point being the Northeasterly corner of Lot No. 312 as shown on said point; thence

2. Along Lot No. 312, North 52 degrees 15 minutes 37 seconds West, 74.07 feet to a point, said point being the most Southerly corner of Lot No. 307; thence

3. Along Lot No. 307 (a radial line to the hereinafter described curve), North 03 degrees 50 minutes 18 seconds East, 360.00 feet to a point on the Southerly line of Franklin Avenue; thence

4. Along the Southerly line of Franklin Avenue in an Easterly direction on a curve to the right having a radius of 360.00 feet an arc length of 110.77 feet to a point of tangency; thence

5. Along the same, South 68 degrees 31 minutes 57 seconds East, 71.10 feet to a place of BEGINNING. CONTAINING 1.062 acres, more or less.

BEING Lot No. 306 as shown on said map.

UNDER AND SUBJECT to restrictions and conditions appearing in the chain of title.

TITLE TO SAID PREMISES VESTED IN Robert Albanese and Donna Albanese, his wife, as tenants by the entireties, by Deed from Fejzulah Redzepagic and Rafeta Redzepagic, his wife dated 07/24/2006, recorded 08/29/2006 in Book 2279, Page 132.

TAX CODE: 15/6B/1/39

TAX PIN: 15-6257-01-37-7289

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT ALBANESE  
DONNA ALBANESE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10897 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 51, Final Subdivision Plan, Oak Hill, recorded in Plot Book Volume 67, Page 183, bounded and described

## MONROE LEGAL REPORTER

as follows, to wit:  
BEGINNING at an iron in the southwesterly side of Shogun Drive being a corner of Lot No. 52, Oak Hill, thence along Lot No. 52 South 48 degrees 08 minutes 35 seconds West (Magnetic Meridian) for 339.44 feet to an iron in the northerly side of P.A. L.R. No. 45043, S.R. No. 3016, North 64 degrees 51 seconds 01 minutes West for 229.57 feet to a found iron pin a corner of lands of Ronald Yurash, North 06 degrees, 43 minutes 13 seconds East for 277.01 feet to an iron a corner of Lot No. 50, Oak Hill, thence along Lot No. 50, North 73 degrees 37 minutes 41 seconds East for 305.02 feet to an iron in the southerly side of Shogun Drive, thence in the southerly side of Shogun Drive on a curve to the left having a radius of 625.00 and an arc length of 278.00 feet to the place of BEGINNING.  
CONTAINING 137,174 square feet and 3.1490 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN The Andrews Family Trust, Joe L. Andrews and Annie McCargo Andrews by deed from JOE L. ANDREWS AND ANNIE MCCARGO ANDREWS, HUSBAND AND WIFE dated August 28, 2006 and recorded October 23, 2006 in Deed Book 2285, Page 131. And the said Annie McCargo Andrews has since departed this life on December 8, 2009 whereby title to said premises became vested unto The Andrews Family Trust and Joe L. Andrews, by operation of law. Being Known As: 1231 Shogun Drive, Effort, Township of Chestnut Hill, Monroe County, PA 18330  
Parcel No.: 02/113916  
Pin No.: 02632000717436

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOE L. ANDREWS AS TRUSTEE OF ANDREWS FAMILY TRUST DATED 08/28/2006**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11039 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, designated at Lot No. 5014, Section CIIIB, according to the Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 16, Page 103.

**PARCEL IDENTIFICATION NO:** 19/3H/1/37

**MAP #:** 19-6344-01-35-0558

BEING THE SAME premises which Dominick W. DeMasi and Elvira DeMasi, by Deed dated June 1, 2004, and recorded June 10, 2004, in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 2192, Page 8631, granted and conveyed unto Sergey V. Frasnov and Sofya L. Rossovskaya, the Grantors hereof, in fee.

TITLE TO SAID PREMISES IS VESTED IN Linda C. Ragland and Mamie Leano, by Deed from Sergey v. Frasnov and Sofya L. Rossovskaya, dated 09/30/2008 in Book 2344, Page 328.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA C. RAGLAND**

**MAMIE LEANO**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 111 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Polk**, County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Robin Hood Drive (33 feet in width), a common corner of Lot Nos. R-15, R-16 and R-18, the northwesterly most corner of the tract herein described; thence in and along said centerline of Robin Hood Drive by said Lot No. R-18 North 78 degrees 56 minutes 00 seconds

## MONROE LEGAL REPORTER

East 100 feet to a point, a common corner of said Lot No. R-18 and Lot Nos. R-20 and R-19; thence leaving said centerline of Robin Hood Drive by Lot No. R-19 South 11 degrees 4 minutes 00 seconds East (passing an iron pin at 16.50 feet) 160 feet to an iron pin, in line of Lot No. L-12; thence by said lot No. L-12 and by Lot No. L-11 South 78 degrees 56 minutes 00 seconds West 100 feet to an iron pin, a common corner of Lot Nos. L-11, L-10 and R-15; thence by said Lot No. R-15 North 11 degrees 4 minutes 00 seconds West (passing an iron pin at 143.50 feet) 160 feet to the place of BEGINNING.

BEING LOT NO. R-17 as shown on a map entitled Robin Hood Lake, revised Second the Third Plotting, last revised January 15, 1975, recorded in Plot book 25, Page 121.

EXCEPTING AND RESERVING that portion of the above described lot which is within the limits of said Robin Hood Drive.

PARCEL NO. 13/10A/1/130

BEING the same premises which Harry James Rohrman and Bonnylee C. Rohrman by Deed dated May 26, 2006 and recorded June 12, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2270 Page 7407, as Instrument Number 200625049, granted and conveyed unto Wayne A. Muffley and Christine A. Muffley, as tenants by the entireties, in fee.

PIN: 13621906392784

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WAYNE A. MUFFLEY CHRISTINE A. MUFFLEY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11373 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 tract of land situate in the **Township of Pocono**, County of Monroe, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on line with Lot 6, said pin being located South thirty one degrees sixteen minutes fifty four seconds West (S 31°16'54" W) two hundred thirty five and zero one-hundredths (235.00') feet from the most northeasterly corner of Lot 6, North Ridge Acres as recorded in Plot Book Volume 50 Page 67 and said iron pin being common to Lot 5-A and 5-B as shown on a certain map entitled, "Minor Subdivision Lot 5 of North Ridge Acres Pocono Township, Monroe County Pennsylvania" as recorded in and for the County of Monroe at Stroudsburg, Pa. In Plot Book Volume , Page ;

1) Thence along lot 5-B, South twenty six degrees fifty minutes fifty five seconds East (S 26°50'55" E) passing over the edge of forty (40') foot wide private access road at twelve and ninety one one-hundredths (12.91') feet, forty two and sixty five one-hundredths (42.65') feet to a set pin on the easterly side of drive to the existing house on Lot 5-B;

2) Thence along said drive, South thirty four degrees fifty eight minutes fifty seconds West (S 34°58'50" W) fifty and fifty six one-hundredths (50.56') feet to a set pin;

3) Thence by the same, South fourteen degrees forty eight minutes seven seconds West (S 14°48'07" W) one hundred ten and zero one-hundredths (110.00') feet to a set pin;

4) Thence by the same, South sixty three degrees nineteen minutes fifty seven seconds East (S 63°19'57" E) one hundred ninety eight ad zero one-hundredths (198.00') to a set pin on line with Lot 4 of the aforementioned North Ridge Acres;

5) Thence along Lot 4, South thirty one sixteen minutes fifty four seconds West (S 31°16'54") five hundred seventy one and fourth one one-hundredths (571.41') feet to a found iron pipe, a corner common to Lot 4 and 5-B and on line with lands now or formerly of Colleen Sharkey as per Deed Book Volume 1767 Page 1238;

6) Thence along said lands of Sharkey; North eighty four degrees nineteen minutes twenty four seconds West (N 84°19'24" W) two hundred ninety and zero one-hundredths (290.00') feet to a found iron pipe, a corner common to Lot 50B and Lot 6;

7) Thence along Lot 6, North Thirty one degrees sixteen minutes fifty four seconds East (N 31°16'54" E) eight hundred fifty nine and twenty six one-hundredths (859.26) feet to the place of beginning as per a plan prepared by George Fetch, Jr., PLS in 2005.

Bearings are based on a Magnetic Meridian. Containing a total of 3,914 acres more or less being Lot 5-B, as shown on the aforementioned Subdivision Map.

UNDER AND SUBJECT to a forty foot wide Private Access Street for ingress, egress and regress to Lots 5-A and 5-B as shown on the aforementioned Minor Subdivision. Being further described as follows: Beginning at a point on the westerly side of the aforementioned Cherry Lane Church Road, said point being in the center of a forty (40') foot wide private access street, said point being further located on a course, the chord bearing and distance of North fifty seven degrees fifty nine minutes one second West (N 57°59'01" W) nine and twenty nine one-hundredths (9.29') feet from an iron pin, a point of curvature of Lot 5-A;

Thence leaving said Cherry Lane Church Road and along the center of said forty (40') foot wide private access street, the following eight courses and distances:

1) Thence South forty one degrees three minutes forty seconds West (S 41°03'40" W) sixty eight and five one-hundredths (68.05') feet to a point;

2) Thence by the same, south sixty four degrees eighteen minutes fifty four seconds West (S 64°18'54" W) sixty two and seventy one hundredths (62.70') feet to a point;

3) Thence by the same, South eighty one degrees fifty one minutes two seconds West (S 89°20'49" W) thirty seven and seventy seven one-hundredths (37.77') feet to a point;

4) Thence by the same, South eighty one degrees fifty one minutes two seconds West (S 81°51'02" W)

## MONROE LEGAL REPORTER

twenty three and eleven one-hundredths (23.11') feet to a point;  
5) Thence by the same, South forty seven degrees thirty nine minutes forty two seconds West (S 47°39'42" W) forty seven and eighty eight one-hundredths (47.88') feet to a point;  
6) Thence by the same, South thirty three degrees one minute nine seconds West (S 33°01'09" W) forty six and ninety nine one-hundredths (46.99') feet to a point;  
7) Thence by the same, South forty two degrees forty nine minutes forty three seconds West (S 42°49'43" W) twenty five and three one-hundredths (25.03') feet to a point;  
8) Thence by the same, South forty degrees three minutes fifty nine seconds West (S 40°03'59" W) nine and forty one one-hundredths (9.41') feet to a point on line with Lot 5-A and 5-B, said point being the terminus of said private access street and said point being further located on a course of South twenty six degrees fifty minutes fifty five seconds East (S 26°50'55" E) thirty four and sixty one one-hundredths (34.61') feet from the common corner of Lots 5-A and 5-B

Being a part of parcel number: 12/3/1/18-5  
Pin No. 12638301152840  
TITLE TO SAID PREMISES IS VESTED IN Robert F. Papile and Christine R. Papile, husband and wife, by deed from Robert F. Papile and Christine R. Papile, husband and wife dated January 26, 2006 and recorded February 6, 2006 in Deed Book 2256, Page 9049 Instrument #200605052  
Being Known As: Lot 5-B North Ridge Acres, Henryville, Pocono, Monroe County, PA 18332

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT F. PAPILE CHRISTINE R. PAPILE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 113 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, being Lot No. 275, Section K as shown on map of a Pocono Country Place on file in the Recorder's Office in Stroudsburg, Pennsylvania in Plat book No. 24, Pages 1, 3 and 5. COMMONLY known as:1583 Black Birch Way, Tobyhanna, Pennsylvania 18466.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way and Easement now of record:

BEING the same premises which Lewis A. Lindo, a married man who acquired title as a single, by Quit Claim Deed dated September 23, 2003 and recorded September 30, 2003 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2168 Page 9996, as Instrument Number 200348747, granted and conveyed unto Lewis A. Lindo, a married man, in fee.

TAX ID: 03/9E/1/180

PIN: 03636917003974.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LEWIS A. LINDO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1146 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 land situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot no. 21, Destiny Acres, 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 31, Page 91.

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 Alexander Harris and Heather Harris, h/w, by Deed

## MONROE LEGAL REPORTER

from Richard P. Gaun and Nancy Lee Gaun, h/w, dated 08/01/2003, recorded 08/05/2003 in Book 2162, Page 4571.

TAX CODE: 08/9B/1/3

TAX PIN: 08-6350-02-65-4032

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HEATHER A. HARRIS A/K/A HEATHER HARRIS ALEXANDER W. HARRIS A/K/A ALEXANDER W. HARRIS, IV A/K/A ALEXANDER HARRIS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1165 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 4314, Section 9, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 20, page 31.

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.

PARCEL NO. 03/4E/1/19  
PIN NO. 03636703226164

TITLE TO SAID PREMISES IS VESTED IN Pedro A. Gonzalez, single man by deed from ANTHONY W. SIMON, SINGLE MAN dated August 5, 2005 and recorded August 9, 2005 in Deed Book 2235, Page 6559.

Being Known As: 4314 Campbell Way, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PEDRO A. 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. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11820 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, lot or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe corner, said pipe being also a corner of lot belonging to him, Messinger; thence along the public road, South 74 degrees East 50 feet to a stake, said stake being also a corner of a lot owned by Mary Smiley and numbered Lot No. 16 on Plan of Smiley lot; thence by said Mary Smiley's lot, South 16 degrees West 227 feet to a stake in line of land formerly of the Kistler Estate, then South 74 degrees West 58.6 feet to a corner of first mentioned lot of M. Messinger; thence along M. Messinger lot, North 16 degrees East 255 feet to the place of BEGINNING.

BEING Lot No. 15 on Plan of Smiley lot and surveyed by John F. Appenzeller on November 28th and 30th, 1906.

TITLE TO SAID PREMISES VESTED IN Cindy L. Weishuhn, by Deed from Raymond E. Weishuhn and Cindy L. Weishuhn, h/w, dated 08/23/2006, recorded 08/31/2006 in Book 2279, Page 3233.

TAX CODE: 19/9/1/40

TAX PIN: 19632504706723

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CINDY L. WEISHUHN**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11930 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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

#### LEGAL DESCRIPTION

ALL the following lots situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5119, Section V, as shown on "Plotting of POCONO FARMS - EAST, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 23.

PARCEL NO. 03/4D/1/20  
PIN NO. 03636703300756

Being Known As: 5119 Mayfair Road, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**JOAO FARIA a/k/a JOAO C. FARIA  
LAURA FARIA a/k/a LAURA M. FARIA**

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  
TERRENCE J. McCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28, July 5, July 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11932 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot 1, Payton 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 14, Page 15.

Being further identified as Tax Parcel ID # 9/16/5/2 UNDER AND SUBJECT to covenants, restrictions and conditions as set forth in the chain of title.  
PIN No. 09731302778620

TITLE TO SAID PREMISES IS VESTED IN Ian A. Denny and Janice Denny, Tenants by the Entireties by deed from IAN A. DENNY Dated April 3, 2002 and recorded April 5, 2002 in Deed Book 2119, page 1435.

Being Known As: 4 Ridge Road, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IAN A. DENNY**

**JANICE DENNY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1195 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Barrett**, County of Monroe and State of Pennsylvania, marked and designated as Lot 15 as shown on "Plotting of Mo-Nom-O-Nock Estates, Barrett Township, Monroe County, Pennsylvania made by Edward C. Hess Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 15, page 55.

UNDER AND SUBJECT nevertheless to the restrictions to which this hereby granted lot or piece of

## MONROE LEGAL REPORTER

ground and any building and/or structure which may hereafter be erected thereon shall be and shall remain subject to those which are contained in the previous Deed Book Volume 476, page 14, etc.

PARCEL NO. 01/32/2/6

PIN NO.01637702665071

TITLE TO SAID PREMISES IS VESTED IN John Shendock and Phyllis Shendock, his wife by deed from Robert A. Lavin and Sandra M. Lavin, his wife dated October 27, 2003 and recorded October 28, 2003 in Deed Book 2172, Page 1222.

Being Known As: 15 Fairview Avenue, Mount Pocono, Barrett, Monroe County, PA 18344

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1205 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 98, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, page 63.

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 Yuriy Glukhovskiy, by Deed from Lawrence N. Johnston, Jr. and Barbara L. Johnston, his wife, dated 12/12/2002, recorded 12/23/2002 in Book 2140, Page 1986.

TAX CODE: 17/15A/2/48

TAX PIN: 17639201486021

**SEIZED AND TAKEN IN EXECUTION AS THE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12203 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 land situate in the **Township of Tobyhanna**, County of Monroe, Commonwealth of Pennsylvania, designated as Lot 4908, Section C-II-B, according to Plan of Emerald Lakes, recorded in the Office of the Recording of Deeds etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book 16, Page 103, bounded and described as follows, to wit:

THIS CONVEYANCE is made together with all rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions, as set forth in the above-recited deed.

PARCEL NO. 19/3H/1/165

PIN NO. 19634403248364

TITLE TO SAID PREMISES IS VESTED IN David W. Jerolamon by deed from FRANCINE MOUND dated October 7, 2005 and recorded October 14, 2005 in Deed Book 2244, Page 203.

Being Known As: 4908 Ash Drive, Monroe, Tobyhanna, Monroe County, PA 18350

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID W. JEROLAMON**

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12361 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 1007, Section II, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 16/119.

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

TITLE TO SAID PREMISES VESTED IN Yadira Spina and Gino Spina, wife and husband, by Deed from Lisa Gold, dated 06/30/2005, recorded 08/05/2005 in Book 2235, Page 2991.

TAX CODE: 03/4C/1/123  
TAX PIN: 03635602999744

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: YADIRA SPINA GINO SPINA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1426 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 land situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
BEING Lot No. 35, Section 2, as shown on map of Robert S. Phoenix Development, Coolbaugh Township, Monroe County, Pennsylvania, October 26, 1965, as revised and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Map Book Volume 12, at Page 91.

UNDER AND SUBJECT to the easement of certain forty (40) foot roads as shown on the aforementioned map. UNDER AND SUBJECT to covenants, reservations and restrictions as more particularly described in the above recited deed.

TITLE TO SAID PREMISES IS VESTED IN Gregory Phillip Stawarz by deed from Gregory Philip Stawarz a/k/a Gregory Philip Stawarz and Valarie Stawarz a/k/a Valerie Stawarz, his wife dated October 10, 1992 and recorded October 13, 1992 in Deed Book 1852, Page 1646.

Being Known As: 35 Locust Lane, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466  
Parcel No.: 03/3A/1/70

Pin No.: 03635702880340

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GREGORY PHILLIP STAWARZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 143 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

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Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 State of Pennsylvania, designated as Lot No. 21, Section II, Safari, Inc., prepared by Lawrence Bailey, R.S. and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 14, Page 51.

BEING the same premises which David J. Fylstra and Margaret A. Fylstra, husband and wife, by Deed dated September 14, 2005 and recorded September 15, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2239 Page 9411, as Instrument Number 200541732, granted and conveyed unto Roberto J. Zapata, in fee.  
TAX IS: 9/16/3/13.  
PIN: 09731302855734.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERTO J. ZAPATA, 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  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1495 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or parcel of land situate, known as Tract number Three, as having been surveyed by Walter F. Auch, Registered Engineer, as of August 14, 1980, situate in **Ross Township**, County of Monroe and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake in a public road on line of land late of John Merwine thence by the said road, North 82 degrees 26 minutes East, 226.85 feet to an iron

pin at or near the middle of the said road; thence by the same, South 78 degrees 06 minutes East, 108.50 feet to a point; thence by land of Courtain W. Young, South 16 degrees 14 minutes West, 165.26 feet to a point; thence by land of late John Merwine, South 87 degrees 32 minutes West, 310.79 feet to a point near an apple tree; thence by the same, North 15 degrees 13 minutes East, 173.25 feet to a point, the place of BEGINNING. CONTAINING 1.12 acres of land, more or less.

BEING the same premises which Ethel P. Fritz, widow, by her deed dated June 14, 1990 and recorded June 15, 1990 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Deed Book Vol. 1739, page 909, granted and conveyed unto Rockne Warren Newell. The above described premises are considered wetlands, do not perc and no building permit is obtainable for construction thereon.

Tax Code # 15/3/17-2  
PIN #15-6267-00-37-4212

EXHIBIT "A"

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROCKNE WARREN NEWELL**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN B. DUNN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1598 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Polk**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in land now or formerly of Fred Hibbs, said iron pin is located (N 45°45' W) North forty-five degrees and forty-five minutes West 382.36 feet from an iron pin in the Road from Little Washington to Gilbert, thence along land now or formerly of Fred Hibbs (S 45°45' E) South forty-five degrees and forty-five minutes East 72.50 feet to an iron pipe; thence the following courses and distances

## MONROE LEGAL REPORTER

seven minutes West 88.70 feet to an iron pipe; (N 43°55' W) North forty-three degrees and fifty-five minutes West 167.17 feet to an iron pin; (N 18°23' W) North eighteen degrees and twenty-three minutes West 63.00 feet to an iron pin; (N 89°28' E) North eighty-nine degrees and twenty-eight minutes East 170.35 feet to a post in line of land now or formerly of Fred Hibbs, thence by the same (S 0°15' E) south zero degrees and fifteen minutes East 113.70 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Stanislaw Dabrowski and Agnieszka Niampa, by Deed from Heather M. Kuntzman, a married person, dated 12/14/2006, recorded 12/15/2006 in Book 2290, Page 7990.

TAX CODE: 13/5/1/40-8

TAX PIN: 13622700734213

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STANISLAW DABROWSKI NIAMPA AGNIESZKA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2012 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 730, Section K, Extension as shown on map of A Pocono Country Place, on file in the Recorder's Office of Monroe County, Stroudsburg, Pennsylvania in Plat Book No. 24, pages 51, 53 and 55.

UNDER AND SUBJECT to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES VESTED IN Pedro Colon, an individual, by Deed from Joseph C. Karboski and Elaine Marie Karboski, his wife, dated 1/25/2007, recorded 1/29/2007 in Book 2294, Page 8956, Instrument #200703752.

TAX CODE: 03/9F/1/201  
TAX PIN: 03636917121060

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2157 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Borough of East Stroudsburg**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly line of Marguerite Street, said post being two hundred feet southeasterly from the intersection of Spangenburg Avenue with said Marguerite Street, and also a corner of Lot No. 23 as shown on Map of Lots of George E. Spangenburg recorded in the Recorder's Office at Stroudsburg, in and for the county in Plot Book 2, Page 21, etc., (inadvertently referred to as Plot Book 1, Page 255, and C., in prior deeds) thence along southwesterly line of said Marguerite Street South twenty six degrees fifteen minutes East fifty feet to a post and also a corner of a proposed street forty feet wide, thence by said proposed street forty feet wide, thence by said proposed street as shown on said map South sixty three degrees and forty five minterd West one hundred fifty feet to a post, thence by other land now or formerly of Norman J. Courtright, et ux, et al., and of which this was a part. North twenty six degrees and fifteen minutes West fifty feet to a post, thence by Lot No. 23 as shown on said map North twenty six degrees and forty five minutes East one hundred fifty feet to the place of BEGINNING. BEING Lot No. 24.

Being Known As: 99 Marguerite Street, East Stroudsburg, PA 18301

TAX CODE: 05-2/2/2/9

PIN NO.: 05731113148692

TITLE TO SAID PREMISES IS VESTED IN David

## MONROE LEGAL REPORTER

Simpson and Lorna White n/k/a Lorna Simpson, husband and wife by deed from David Simpson and Lorna Simpson, husband and wife dated 05/24/2004 recorded 06/08/2004 in Deed Book 2192 Page 6171. Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID SIMPSON**

**LORNA SIMPSON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMY GLASS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2179 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 tract of land situate in the **Township of Barrett**, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point in the centerline of a certain 50.00 foot wide road known as Gravel Hill Road (T-602), said point being a corner of Lot 2C as shown on a certain map entitled 'Re-Subdivision of lands for Eccleston' as recorded in the Office of Records of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 65, Page 14; thence leaving said road and along Lot 2C, South 47 degrees 02 minutes 10 seconds West (passing on iron pipe at 25.00 feet) 50.00 feet to an iron pipe; thence along the same, South 88 degrees 15 minutes 12 seconds West 517.23 feet to an iron pipe; thence along the same, North 02 degrees 09 minutes 45 seconds East 171.72 feet to an iron pipe; said pipe being a corner of Lot 2C and being on the line of Lot 2B of the 'Subdivision of Lands of Thomas and Geraldine Eccleston' as recorded in Plot Book Volume 57, Page 63, and from which an iron pipe bears North 87 degrees 50 minutes 15 seconds West 263.77 feet, said pipe being a corner of the larger parcel of which this lot is formerly a part; thence leaving Lot 2C and along Lot 2B, South 87 degrees 50 minutes 15 seconds East (passing an iron pipe at 312.80 feet) 370.50 feet to a point in the centerline of

the aforementioned Gravel Hill Road; thence leaving Lot 2B and in and along the centerline of said road, South 64 degrees 23 minutes 05 seconds East 96.51 feet to a point of curvature; thence along the name on a curve to the right having a radius of 300.00 feet for an arc length of 112.16 feet to the place of BEGINNING.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT to all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** John R. Abusio and Stephen M. Abusio, by Deed from William L. Walters and Michelle A. Walters, dated 11/07/2007, recorded 12/18/2007 in Book 2323, Page 5398.

TAX CODE: 01/25/2/4

TAX PIN: 01638904640162

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

**STEPHEN M. ABUSIO A/K/A STEPHEN M. ABUSIO, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF JOHN R. ABUSIO A/K/A JOHN R. ABUSIO, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN R. ABUSIO A/K/A JOHN R. ABUSIO, DECEASED**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2187 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 property in the **Chestnuthill Township**, County of Monroe and Commonwealth of Pennsylvania, Parcel ID #02/9G/1/34, being more fully described in deed dated January 13, 1987, and recorded February 10, 1987, in the land records of

## MONROE LEGAL REPORTER

the county and state set forth above, in Deed Book 1537, Page 1708.

Being Known As: Switzgable Drive a/k/a Lot 34 Switzgable Drive, (Chestnuthill Township), Brodheads ville, PA 18322

TAX CODE: 02/9G/1/34

PIN NO.: 02624802861056

TITLE TO SAID PREMISES IS VESTED IN Franklin D. Longenbach, Kevin D. Scheller, Brenda P. Meitzler, Robert R. Bonser, Jr. and Gerald A. Smith, Co-Partners by deed from Patrick C. McGoldrick and Cathy A. McGoldrick, husband and wife dated 01/31/1987 recorded 02/10/1987 in Deed Book 1537 Page 1708.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CATHY A. MCGOLDRICK PATRICK C. MCGOLDRICK**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2248 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 2704, Section 6, of Pocono Farms, East, as shown on Plan of Lots recorded in Office of the Recorder of Deeds of Monroe County, in Plot Book Volume 17, page 121.

Being Tax Parcel Number: 3/4B/3/111

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

PIN NO. 03636703009181

TITLE TO SAID PREMISES IS VESTED IN William Kopsaftis and Joanne Kopsaftis, husband and wife, by deed from PETER J. MACAVIA AND MARIA MACAVIA REVOCABLE LIVING TRUST dated October 25, 2004 and recorded December 10, 2004

in Deed Book 2210, Page 3647.

Being Known As: 2704 Sussex Road, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2302 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or tract of land situate in the **Township of Middle Smithfield**, County of Monroe, Commonwealth of Pennsylvania, being described according to a Final Subdivision Plan for Keystone Hollow Corporation, Regina Tract Subdivision Plan (Phase 2) and prepared for Herbert, Rowland and Grubic, Inc. (HRG) dated 12/23/2004 and recorded 1/16/2006 in Plan Book 78, page 10. BEING Lot #17 as shown on said Plan.

TITLE TO SAID PREMISES VESTED IN Charles W. Strunck, a married man, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 08/31/2006, recorded 09/08/2006 in Book 2280, Page 3011.

TAX CODE: 9/98187

TAX PIN: 09733302750817

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHARLES W. STRUNCK**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2319 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 212, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page(s) 105, 113. PARCEL NO. 17/15D/1/233  
PIN NO. 17639203330583

TITLE TO SAID PREMISES IS VESTED IN Israel M. Barreto and Carmen Read by deed from CRANBERRY HILL CORPORATION, A PENNSYLVANIA CORPORATION dated January 3, 2001 and recorded January 12, 2001 in Deed Book 2089, Page 8828.

Being Known As: 212C Summertown Circle Drive, East Stroudsburg, Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ISRAEL M. BARRETO  
CARMEN READ**

**UNITED STATES OF AMERICA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2392 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 or tract of land, situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1006 on the map or plan of Section D-1 of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Monroe County in Plot Book No. 11 at Page No. 71.

BEGINNING at a point in the southwesterly line of Stag Run and at the northern-most corner of Lot No. 1005; thence North 36 degrees - 37 minutes - 20 seconds West along the southwesterly line of Stag Run for a distance of 100 feet to a point, the eastern-most corner of Lot No. 1007; thence extending of that 100 foot width or breadth (between the northwesterly line of Lot No. 1005 and the southeasterly line of Lot No. 1007) in length or depth southwesterly and at right angles with Stag Run for a distance of 200 feet to a line which is parallel with Stag Run.  
PARCEL NO. 19/11D/1/140

PIN NO. 19630604937818

TITLE TO SAID PREMISES IS VESTED IN Maria A. Taisler by deed from Victor J. Drosey, Jr. and Kathleen A. Drosey, his wife dated February 6, 1998 and recorded February 9, 1998 in Deed Book 2044, Page 7401.

Being Known As: 1006 Stag Run, Pocono Lake, Tobyhanna, Monroe County, PA 18347

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA A. TAISLER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

## MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 2476 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 233, Birch Brier Estates, Section Seven, recorded in Plot Book Volume 59 Page 146, being described as follows, to wit:

BEGINNING at an iron on the easterly side of Poplar Creek Lane, being also a corner of Lot No. 236, Birch Brier Estates, Section Seven, thence along Lot No. 236 N 50 degrees 22 minutes 31 seconds E (Magnetic Meridian) for 295.18 feet to an iron in line of Lot No. 5, Marketing Technology, Inc., Section C-1, thence along line of Lot No. 5 and Lot No. 6, S 19 degrees 39 minutes 00 second E for 200.00 feet to an iron, being a corner of Lot No. 232, Birch Brier Estates, Section Seven, thence along Lot No. 232, S 61 minutes 01 second W for 244.78 feet to an iron, being a corner of Lot No. 232 and the easterly side of Poplar Creek Lane, thence along the easterly side of Poplar Creek Lane, on a curve to the left having a radius of 750.00 feet and an arc length of 142.58 feet to the place of BEGINNING.

CONTAINING 1.027 acres more or less.

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

TITLE TO SAID PREMISES VESTED IN Robert E. Dowless, Jr., an unmarried man, by Deed from John O'Dwyer and Eileen O'Dwyer, h/w, dated 03/20/2006, recorded 04/06/2006 in Book 2263, Page 1984.

TAX CODE: 02/14H/1/33

TAX PIN: 02633001377224

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT E. DOWLESS, JR.**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2681 CIVIL 2011, I, Todd A. Martin,

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

**THURSDAY, JULY 25, 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 Borough of East Stroudsburg, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the East side of Green Street, being the Southerly corner of lot conveyed to Sarah A. Post: thence along lot conveyed to said Sarah A Post, North sixty three degrees East eighty seven feet more or less to a post in line of lands formerly of the Estate of John Fenner; thence along said Fenner's land, South twenty six and one half degrees East twenty five feet to a post; thence along lands of Mary A. Hoffman, South sixty three degrees West eighty seven feet more or less to the East side of Green Street; thence along the East side of said Green Street, North twenty six and one half degrees West twenty five feet to the place of BEGINNING. The said house and lot conveyed being known as No. 72. The line between this property and lot and house No. 70, is intended and so understood to pass through the center of the double house located on the two twenty five foot lots.

TITLE TO SAID PREMISES IS VESTED IN Mary E. DeNora and Kristina K. DeNora, as joint tenants with the right of survivorship, and not as tenants in common, by deed from WILLIAM LEADER, SURVIVING EXECUTOR OF THE ESTATE OF CHESTER L. LEADER dated December 8, 2005 and recorded December 20, 2005 in Deed Book 2252, Page 1273. Being Known As: 72 North Green Street, East Stroudsburg, East Stroudsburg Borough, Monroe County, PA 18301

Parcel No.: 05-4/1/9/8

Pin No.: 05730112952046

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KRISTINA K. DENORA  
MARY E. DENORA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

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

## MONROE LEGAL REPORTER

Pennsylvania to 2688 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Jackson**, County of Monroe and Commonwealth of Pennsylvania, being Lot 404, Section A, Jackson Heights, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, page 53.

PARCEL NO. 08/4A/1/10  
PIN NO. 08636102799501

TITLE TO SAID PREMISES IS VESTED IN Eric Gale by deed from STEPHEN A. STAFINIAK AND JENNIFER VELAS NOW BY MARRIAGE JENNIFER V. STAFINIAK dated February 20, 2004 and recorded April 1, 2004 in Deed Book 2186, Page 218.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**TERRENCE J. MCCABE,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2806 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows to wit: Lot 12ABC, Block A-41, as set forth on a map entitled Plan of Lots, Arrowhead lake, Section Nine, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1" to 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 9, Page 177 on May 4, 1965.

**UNDER AND SUBJECT** to certain restrictions as appear on previous Deeds & made part hereof.

HAVING erected thereon a dwelling known as 12419 Trout Creek Pocono Creek, PA 18347.

Tax Parcel No. 3/20B/1/238  
Pin No. 03/6306/06/38/3192

**BEING THE SAME PREMISES** which Stephen M. Arasim and Margaret Arasim, his wife, by deed dated April 25, 1987 and recorded on April 28, 1987 in the Recorder's Office in and for Monroe County, Pennsylvania, in Record Book Volume 1550, Page 19, granted and conveyed unto Dominick J. Loria and Jean Marie Loria, his wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOMINICK J. LORIA**

**JEAN MARIE LORIA**  
**A/K/A JEAN G. LORIA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**BRETT A. SOLOMON,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3055 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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** lots or piece of land situate in the **Township of Price**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2717 as shown in Plotting IV Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr. and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 55.

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

PARCEL NO. 14/8B/1/53  
PIN NO. 14639501255602

TITLE TO SAID PREMISES IS VESTED IN Mid County Resources by deed from tax claim bureau, of the County of Monroe, Pennsylvania, as agent dated September 25, 2009 and recorded December 2,

## MONROE LEGAL REPORTER

2009 in Deed Book 2363, Page 5398.  
Being Known As: 2717 San Marco Court, East  
Stroudsburg, Price, Monroe County, PA 18301  
**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: MID COUNTY RESOURCES  
KIM HAWLEY**

**CHRISTOPHER HAWLEY**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish  
to collect the most recent six months unpaid dues in  
accordance with their statutory lien under the Uniform  
Planned Community Act of 68 PA. C.S.A.  
5315(b)(2)(ii) must provide the Sheriff's Office at least  
two weeks before the Sheriff's Sale with written notifi-  
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 notifi-  
cation from a POA will not be collected at the time of  
Sheriff's Sale."

A schedule of proposed distribution for the proceeds  
received from the above captioned 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  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 3181 CIVIL 2011, I, Todd A. Martin,  
Sheriff of Monroe County, Commonwealth of  
Pennsylvania will expose the following described real  
estate to public sale in the Monroe County  
Courthouse, Stroudsburg, Monroe County,  
Pennsylvania on:

**THURSDAY, JULY 25, 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, parcel or piece of land  
together with the buildings and improvements located  
thereon, situate in the Township of Ross, County of  
Monroe and Commonwealth of Pennsylvania, bound-  
ed and described as follows, to wit:

BEGINNING at a point on the northerly side of Forbe  
Drive being the southeast corner of Lot 1002 and the  
southwest corner of Lot 1001; thence along the com-  
mon boundary of Lots 1002 and 1001 North twenty-  
four degrees fifty-five minutes fifty-one seconds West  
(N. 24°55'51" W.) three hundred ten and zero hun-  
dredths (310.00') feet to a point on lands now or late  
of Rossland Lakes, Inc. upon which is or was located  
Rossland Lake; thence along the common boundary  
of land now or late of Rossland Lakes, Inc., North  
sixty-five degrees four minutes nine seconds East (N.  
65°04'09" E.) ninety-five and seventy-six hundredths  
(95.76') feet to a point being a common corner of Lot  
1001 and Rossland Lakes, Inc.; thence continuing  
along the common boundary of Lot 1001 and  
Rossland Lakes, Inc. South fifty-one degrees twenty-  
five minutes East (S. 51°25' E.) one hundred fifty-  
seven and seventy-five hundredths (157.75') feet to a  
point on the cul-de-sac of Mountain Top Road; thence  
continuing along the westerly side of the said cul-de-  
sac along an arc having the radius of fifty and zero  
hundredths (50.00') feet the distance of one hundred  
sixteen and fifty-five hundredths (116.55') feet;  
thence continuing along Mountain Top Drive along a

reverse arc having a radius of forty (40') feet the dis-  
tance of one hundred twelve and seven hundredths  
(112.07') feet to a point at the intersection of  
Mountain Top Drive and Forbe Drive; thence along  
the northerly side of Forbe Drive South sixty-five  
degrees four minutes nine seconds West (S.  
65°04'09" W.) one hundred sixty and zero hundredths  
(160.00') feet to a point, marking the place of begin-  
ning.

BEING Lot 1001 of Rossland Lakes, Inc., Section "D"  
located in the Township of Ross, County of Monroe,  
as set out in the plan revised March 7, 1974, and  
recorded May 13, 1974, in Monroe County Map Book  
22, at Page 73.

SUBJECT TO RESTRICTIVE COVENANTS set out  
on the said Plan of Lots of Section "D" Rossland  
Lakes.

SUBJECT TO PROTECTIVE COVENANTS dated  
march 25, 1970, recorded in Monroe County Deed  
Book 360, at page 860, on May 7, 1971, as amend-  
ed by Monroe County Deed Book 783, at Page 167,  
and by the Amended Protective Covenants filed in  
Monroe County Deed Book 783, Page 223.

UNDER AND SUBJECT to any easements,  
covenants and restrictions that appear in the chain of  
title and/or are visible on the ground, provided, how-  
ever, that the recital of the within mentioned ease-  
ments, covenants and restrictions shall not be con-  
strued as a revival thereof in the event that they, or  
any of them, have expired by limitation or for any  
other reason whatsoever.

TITLE TO SAID PREMISES IS VESTED IN John F.  
Davis, a single individual, by deed from WILHELM  
SIEVERS AND MARION A. SCHMIDT N/B/M MARI-  
ON A. SIEVERS, HUSBAND AND WIFE, dated  
October 31, 1996 and recorded November 1, 1996 in  
Deed Book 2030, Page 6071.

Being Known As: Lot #1001 Forest Drive, Rossland  
Lake a/k/a 801 Forest Drive, Saylorburg, Ross  
Township, Monroe County, PA 18353

Parcel No.: 15/3A/2/76

Pin No.: 15626601391449

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: JOHN F. DAVIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish  
to collect the most recent six months unpaid dues in  
accordance with their statutory lien under the Uniform  
Planned Community Act of 68 PA. C.S.A.  
5315(b)(2)(ii) must provide the Sheriff's Office at least  
two weeks before the Sheriff's Sale with written notifi-  
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 notifi-  
cation from a POA will not be collected at the time of  
Sheriff's Sale."

A schedule of proposed distribution for the proceeds  
received from the above captioned 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  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 3192 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

## MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 23, Section "D", as shown on "Plotting of lots of Pocono Wild Haven Estates, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.," as recorded in Monroe County, Pennsylvania, in Plot Book 11, page 43.

Tax Parcel Number: 09/18A/2/92

Pin Number: #09-7315-03-00-3228

Improvements: Residential dwelling

**TITLE TO SAID PREMISES IS VESTED IN Alejandro Serratti and Carmen Serratti, husband and wife by Deed from Edward Helms and Nancy J. Helms, husband and wife and Jeffrey Helms dated 10/19/1989 and recorded 10/19/1989 in Volume 1706 Page 1149.**

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

**CARMEN SERRATTI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3297 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 #5528 Section 5 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 23.

BEING the same premises which Donald and Leslie Steffen by their deed dated August 7, 1991 and

recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book Volume 1795, page 28, granted and conveyed unto Pocono Hickory Lane, Incorporated.

UNDER AND SUBJECT to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

BEING the same premises conveyed by Pocono Hickory Lane, Incorporated, Grantor to Arlene R. Malins and Paul J. Benenati, husband and wife, Grantees, 1248 Bergen Avenue, Brooklyn, NY 11234, by way of deed dated October 28, 1991 and recorded in the Monroe County Recorder of Deeds, Deed Book 1800, page 0117.

**PARCEL IDENTIFICATION NO:** 3/4D/1/153, MAP #: 03-6366-01-29-0652

**TITLE TO SAID PREMISES IS VESTED IN Arlene L. Malins, by Deed from Arlene L. Malins and Paul J. Benenati, dated 12/21/2000, recorded 04/24/2002 in Book 2120, Page 4157.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ARLENE L. MALINS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3307 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 36, on a map entitled The Birches and recorded in Plot Book Volume 31, 125, and being described as follows, to wit:

BEGINNING at an iron on the southeasterly end of Candy Court, thence along Lots No. 35 and 34, The Birches, S 72°12'04" E (Magnetic Meridian 1976) for 303.11 feet to an iron, thence along Lot No. 33, The Birches, S 11°46'13" W for 317.15 feet to an iron, thence along Lot No. 48, The Birches, N 88°37'08" W for 54.15 feet to an iron, thence along Lot No. 47, The Birches, N 80°27'30" W for 142.96 feet to an iron,

## MONROE LEGAL REPORTER

thence along Lot No. 37, The Birches, N 11°36'46" W for 348.20 feet to an iron, thence along the southeasterly end of Candy Court, 58.16 feet to the place of BEGINNING.

CONTAINING 2.134 Acres more or less.

UNDER AND SUBJECT to Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions Dated the 6th day of June, 1977 and Recorded on the 6th day of June, 1977 in Deed Book Volume, 793, page 98.

BEING the same premises which Carmen Minniti and Robert T. Miller by deed dated April 30, 2010, and recorded on May 5, 2010, in Deed Book 2370 page 2656 in the Office of the Recorder of Deeds of Monroe County, granted and conveyed unto Carmen Minniti.

Tax Parcel ID No: 2/6A/1/38

Pin Number: 02634104619619

Commonly known as: 36 Candy Court, Stroudsburg, PA 18360

EXHIBIT "A"

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARMEN A. MINNITI**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN BERSCHLER KARL,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3318 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Price**, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot No. 55, Section A, as shown on 'Plotting of Pocono Wild Haven Estates, Inc., Price Township Monroe County, Pennsylvania, made by Edward D. Hess, P.E.,' as recorded in Monroe County, Pennsylvania in Plot Book 11, Page 7.

TITLE TO SAID PREMISES VESTED IN Balbir K. Sangar and Neena Sangar, by Deed from Balbir K. Sangar and Neena Sangar, dated 08/28/2008, recorded 09/19/2008 in Book 2342, Page 2769. Title previously vested in Balbir K. Sangar and Neena

Sanger, h/w, by Deed from Balbir K. Sangar, a married man, dated 11/08/2005, recorded 11/15/2005 in Book 2248, Page 260. The premises was vested to Balbir K. Sangar, a married man, by Deed from Anthony W. Zrillo and Deena A. Zrillo, n/b/m, Deena Vito, dated 08/31/2001, recorded 09/04/2001 in Book 2103, Page 7354.

TAX CODE: 14/5A/1/25

TAX PIN: 14730504604949

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BALBIR K. SANGAR  
NEENA SANGAR**

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

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

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

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3325 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Ross**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 54, Section 3, Spring Valley Farms at Ross, 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 124.

Tax ID No.: 15/96587

Pin No.: 15624700821188

TITLE TO SAID PREMISES IS VESTED IN Deck Creations, Inc., a Pennsylvania Corporation by deed from Miguel Carpio and Robert Reynoso, as Joint Tenants with the Right of Survivorship dated 01/08/2004 recorded 01/12/2004 in Deed Book 2179 Page 1712.

Having been erected thereon a single family dwelling, **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIGUEL CARPIO  
ROBERT REYNOSO**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3343 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Borough of East Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in the center of a private road (now called Mary Street) and in line of lands of Joseph & Alfred Hinehline, the southeasterly corner of lands of Melvin D. Fish, thence by lands of said Melvin D. Fish (Bearings from Magnetic Meridian of 1946) North twenty six degrees twenty two minutes West three hundred nine feet to a pipe; thence by other lands of George R. Fish, of which this lot was formerly a part, North seventy four degrees twenty three minutes East two hundred feet to a pipe; thence by lands intended to be conveyed by George R. Fish to Henry Rarick South twenty seven degrees five minutes East two hundred eight and seven-tenths feet to a pipe in the center of said private road (now called Mary Street); thence along the center of said private road and by lands of said Joseph & Alfred Hinehline South sixty six degrees fifteen minutes West two hundred feet to the place of BEGINNING. CONTAINING 1.7 acres, more or less.

BEING THE SAME PREMISES which Arthur A. Moeller and Albert J. Moellere, husband and wife and Arthur A. Moeller Jr., unmarried, by deed dated 06/13/2006 and recorded 06/30/2006 in Book 2272 Page 8735 conveyed to Joseph Webb and Suzanne Webb, husband and wife.

Property address: 250 Mary Street, East Stroudsburg, PA 18301  
Pin #: 05731114248997  
Tax Code #: 05-2/2/4/7

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH WEBB  
SUZANNE WEBB**

**MORTGAGOR(S) AND RECORD OWNER(S)**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3610 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Borough of Mount Pocono**, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 83, Section 1, as shown on plotting of "Summit Pointe, Section 1," prepared by Edward C. Hess Associates, Inc., registered engineers and dated June 15, 1978, said plot map having been recorded on August 8, 1978, in the Office for Recording of Deeds &c., for Monroe County, Pennsylvania, in Plot book Vol. 37, Page 61.  
PARCEL NO. 10/12A/1/83  
PIN NO. 10635514449561

TITLE TO SAID PREMISES IS VESTED IN Deborah Milian by deed from JEROME C. ROTH, SINGLE dated January 25, 2001 and recorded February 12, 2001 in Deed Book 2091, Page 1103 Instrument #200112753.

Being Known As: 5 Summit Drive C6, Mount Pocono, Mount Pocono, Monroe county, PA 18344

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBORAH A. MILIAN**

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

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

## MONROE LEGAL REPORTER

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3646 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 No. 19 as shown on plan entitled 'Subdivision of Lands of James Gravatt', prepared by Edward C. Hess Associates, Inc., dated January 2, 1973, revised January 17, 1973 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Plot Book Volume 18, page 91. TITLE TO SAID PREMISES VESTED IN Stephen Andrew Moore, Sr., married man, by Deed from Loretta R. Saunders, single woman, dated 12/27/2000, recorded 01/20/2001 in Book 2089, Page 3508.

TAX CODE: 12/10A/2/49  
TAX PIN: 12636304624641

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEPHEN ANDREW MOORE A/K/A**

**STEPHEN ANDREW MOORE, SR.  
BERGETTE RICHARDSON-MOORE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3704 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 known as Estate Lot Site Number 544 located at the intersection of Hilltop Circle and Blackberry Terrace, as shown on the Final Plans Phase 4B, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed to record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Page 260.

Being Lot #544

BEING THE SAME PREMISES which Frances M. Kelly, a married woman, and Frances A. Vitolla, a married woman, by deed dated 04/21/2006 and recorded 05/04/2006 in Book 2266 Page 4366 conveyed to Jesse J. Heck and Nakiya E. Heck, husband and wife.

Property address: 544 Blackberry Terrace,  
Stroudsburg, PA 18360

Pin #: 17-7303-03-2146-75

Tax Code #: 17/91060

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NAKIYA E. HECK  
JESSE J. HECK**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL T. MCKEEVER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3754 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

## MONROE LEGAL REPORTER

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

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

BEING shown and designated as Lot 14 on a certain map or plan of lots entitled, "Subdivision of Winona Lakes, Section 10, Alpine Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 10, 1972 and revised August 3, 1972, prepared by Edward C. Hess Associates, Scale being 1"=100", recorded in the Recorder's Office, Stroudsburg, Pennsylvania, August 28, 1972 in Plot Book 17, Page 63.

UNDER AND SUBJECT to the restrictions, conditions and reservations as appear of Record.

CONTAINING 46,018 square feet, more or less.

Tax Parcel No. 9/4E/1/16

Pin No. 09/7344/03/03/3796

BEING THE SAME PREMISES which Washington Mutual Bank, FA Successor in Interest to Bank United, by deed dated April 16, 2002 and recorded on April 24, 2002 in the Recorder's Office in and for Monroe County, Pennsylvania, in Record Book Volume 2120, Page 3411, granted and conveyed unto Michael Hojnowski.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRET A. SOLOMON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4044 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lots parcel or piece of land situate in the Township of Price, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the southeasterly line of

Forest Drive, said iron being the most westerly corner of Lot No. 709 as shown on map entitled Section III, The Hamlet, Jacob Keuler & Astrid Keuler, owners revised 8 June 1973;

Thence along Lot No. 709 (a radial line of the hereinafter described curve), S 24 degrees 25'25" minutes 35 seconds E, 212.84 feet to an iron in line of a fifteen foot right of way, other lands now or late of Jacob Keuler, et ux;

Thence along said right of way, other lands now or late of Jacob Keuler, et ux S 61 degrees 40 minutes 18 seconds W, 229.38 feet to an iron, said iron being the most easterly corner of Lot No. 707 as shown on said map;

Thence along Lot No. 707, N 28 degrees 19 minutes 42 seconds W, 215.00 feet to an iron on the southeasterly line of Forest Drive; Thence along the Southeasterly line of Forest Drive, N 61 degrees 40 minutes 18 seconds E, 165.00 feet to a point of curvature; Thence along the same on a curve to the right having a radius of 1160 feet an arc length of 79.00 feet to the place of beginning.

Containing 1.167 acres, more or less.

Being Lot No. 708 as shown on said map.

PARCEL IDENTIFICATION NO: 14/3C/1/86; MAP #: 14-7307-01-17-7196

BEING THE SAME PREMISES which Harmon Homes, Inc., by Deed dated December 2, 1998 and recorded December 7, 1998 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume/Page 2057/0508, granted and conveyed unto John J. McGuire, Mortgagor(s) herein.

TITLE TO SAID PREMISES IS VESTED IN John J. McGuire, single and Susan E. Semon, married, by Deed from John J. McGuire, single, dated 03/29/2005, recorded 04/08/2005 in Book 2221, Page 4817.

EXHIBIT "A"

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN J. MCGUIRE SUSAN E. SEMON

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4069 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:

# MONROE LEGAL REPORTER

**THURSDAY, JULY 25, 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 41B Somerset Drive, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, page(s) 61, 63 UNDER AND SUBJECT to the covenants, charges, reservations, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Pedro Rivera, by Deed from Cranberry Hill Corporation, dated 09/12/2005, recorded 09/14/2005 in Book 2239, Page 7568.

TAX CODE: 17/15A/1/78  
TAX PIN: 17639201282019

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4122 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or parcel of ground lying and being situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot #32 on that certain subdivision plan titled "FINAL PLAN, PHASE 1 - SHEET B, NORTH PARK ESTATES, Middle Smithfield Twp., Monroe Co., PA.", dated October 10, 1995, last revised on January 18, 1996, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Volume 68, Page 164.

UNDER AND SUBJECT to the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to Northpark Estates, dated August 14, 1992, and recorded in the Office of the Recording of Deeds, etc., in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 1843, page 1519, as amended and supplemented.

ALSO UNDER AND SUBJECT to all covenants, conditions, easements and restrictions as contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Mortgage Electronic Registration System, Inc., for the lender NFM, Inc., d/b/a National Fidelity Finance Corporation, by Deed from Joseph J. Pula, Administrator of the Estate of James J. Dell, deceased, dated 05/14/2010, recorded 05/14/2010 in Book 2370, Page 6574, Mortgagor JAMES J. DELL died on 10/26/2009 and JOSEPH J. PULA was appointed Administrator of his estate by the Register of Wills of Monroe County on December 3, 2009 under file number 4509-0608. The mortgaged premises were conveyed to Mortgage Electronic Registration System, Inc. ("MERS"), for the lender, NFM, Inc., dba National Fidelity Finance Corporation pursuant to that certain Court Order dated May 11, 2010 entered at Docket Number 67-O.C.-2010 and Mortgage Electronic Registration System, Inc. ("MERS"), for the lender NFM, Inc., dba National Fidelity finance Corporation is being named solely in accordance with Pa.R.C.P 1144.

TAX CODE: 09/90117  
TAX PIN: 09734301379568

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

**MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. ("MERS") FOR THE LENDER, NFM, INC., DBA NATIONAL FIDELITY FINANCE CORPORATION JOSEPH J. PULA, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JAMES J. DELL, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4175 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 2013**

## MONROE LEGAL REPORTER

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

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

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

BEGINNING at a found iron pipe on the Easterly side of a 40 foot wide road known as Elm Street, said pipe being the most Southeasterly corner of Lot 1 as shown on a certain plan entitled, Minor Subdivision of Joseph Sworen, et ux., Borough of East Stroudsburg, Monroe County, Pennsylvania as recorded in and for the County of Monroe at Stroudsburg, Pa. in Plot Book Volume 70 Page 97;

1) thence leaving said Elm Street and along Lot 1, North sixty five degrees forty minutes zero seconds East (N 65-40-00 E) one hundred fifty and zero hundredths feet (150.00 feet) to an iron pin;

2) thence by the same, North seventy one degrees sixteen minutes thirty six seconds East (N 71-16-36 E) one hundred sixty and thirty four hundredths feet (160.34) to an iron pin, said pin being on line with lands now or formerly of East Stroudsburg, Area School District as per Deed Book Volume 1626 page 1282;

3) thence by the East Stroudsburg Area School District, South twenty five degrees twenty two minutes twenty seconds East (S 25-22-20 E) three hundred sixty eights and forty one hundredths feet (368.41 feet) to a found iron pin on the Northerly side of forty foot wide unimproved road known a Grandview Street;

4) thence along said Grandview Street, South seventy seven degrees fourteen minutes thirty two seconds West (S 77-14-32 W) one hundred sixty nine and seventy hundredths feet (169.70 feet) to a found iron pin, said pin being the most Northeasterly corner of lands now or formerly of Theresa Cramer as per Deed Book Volume 282 Page 140;

5) thence by the lands of Cramer and lands now or formerly of Albert Fonash as per Deed Book Volume 1268 Page 77, North twenty four degrees twenty minutes zero seconds West (N 24-20-00 W) passing an iron pin at one hundred forty nine and fifty five hundredths feet (149.55 feet) two hundred fifty and zero hundredths feet (250.00 feet) to a found iron pin, the most Northwesterly corner oflands of Fonash and common to Lot 2;

6) thence along lands of Fonash, South sixty five degrees forty minutes zero seconds West (S 65-40-00 W) one hundred fifty and zero hundredths feet (150.00 feet) to an iron pin on the Easterly side of said Elm Street;

7) thence along said Elm Street, North twenty four degrees twenty minutes zero seconds West (N 24-20-00 W) one hundred and zero hundredths feet (100.00 feet) to the place of beginning.

CONTAINING a total of 73442.06 square feet or 1.686 acres more or less. Bearings are based on a Magnetic Meridian as shown on a survey prepared by George Fetch, Jr., P.L.S.

BEING Lot 2 as shown on the aforementioned plan of lots.

SUBJECT to the same conditions, exceptions, restrictions, and reservations as are contained in prior deeds forming the chain of title.

ALSO ALL THAT CERTAIN piece, parcel or tract of land, situate in the **Borough of East Stroudsburg**, County of Monroe, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin, said pin being the most northwesterly corner of Lot 1 and common Lot 2 and on line with lands now or formerly of East Stroudsburg School District as per Record Book Volume 1625 Page 1282, as shown on the Joseph Sworen Minor Subdivision as recorded in Plot Book Volume 70 Page 97, said pin being further located on a course of South thirty six degrees twenty eight minutes six seconds East (S 36 degrees 28 minutes 26 seconds E) one hundred five and ninety one one-

hundredths (105.91 feet) feet from the most north-easterly corner of lands now or formerly of Fay Perri as per Record Book Volume 1846 Page 993 and Lot 1, lands of counterman as recorded in and for the County of Monroe at Stroudsburg, Pa. in Record Book Volume 2155 Page 3024; and shown as Parcel 1'A' on the Samuel & Jennifer Ryan Counterman to Richard & Cynthia Sworen Minor Subdivision as recorded in Plot Book Volume 78 Page 48;

1) Thence along Lot 2, lands of Richard and Cynthia Sworen, South sixty degrees eleven minutes nine seconds West (S 60 degrees 11 minutes 09 seconds W) one hundred sixty and twenty eight one-hundredths (160.28 feet) feet to an iron pin, a corner common to Lot 2 and Parcel 1'A';

2) Thence cutting through Lot 1, of which this was formerly a part thereof, North fifty eight degrees fifty three minutes fifty seconds East (N 58 degrees 53 minutes 50 seconds E) one hundred fifty nine and ninety one one-hundredths (159.91 feet) feet to a pipe on line with lands of East Stroudsburg School District;

3) Thence by said lands, South thirty six degrees twenty eight minutes twenty six seconds East (S 36 degrees 28 minutes 26 seconds E) three and sixty two one-hundredths (3.62 feet) feet to the PLACE OF BEGINNING.

BEING Parcel 1'A' as shown on the aforementioned Counterman to Sworen Minor Subdivision.

BEARINGS are based on a Magnetic Meridian. CONTAINING a total of 287.496 square feet more or less, 0.0066 acres more or less, as per a plan prepared by George Fetch, Jr., P.L.S.

**TITLE TO SAID PREMISES IS VESTED IN** Kishore Seepersaud and Evita Griffith Seepersaud, by Deed from Richard Sworen and Cynthia Sworen, dated 05/05/2006, recorded 05/11/2006 in Book 2267, Page 3176.

TAX CODE: 05/92530

TAX PIN: 05731217014156

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

**EVITA GRIFFITH SEEPERSAUD  
KISHORE SEEPERSAUD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MICHELE M. BRADFORD,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4181 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

# MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 306, Section A, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 11.

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

PARCEL NO. 03/7A/1/26

PIN NO. 03635702655614

**TITLE TO SAID PREMISES IS VESTED IN Isabel Quintero by deed from Bruce R. Hagedorn and Maryann Hagedorn, h/w dated September 4, 2001 and recorded September 11, 2001 in Deed Book 2104, Page 2644.**

Being Known As: 306 Balsam Lane, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4244 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Jackson**, County of Monroe and Commonwealth of Pennsylvania.

Being Lot 29, Mountain View Meadows, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 61, Page 262.  
Tax ID: 08/86018

PIN NO. 08635100208661

For information purposes only, property also known as: 608 Harvest Drive, Stroudsburg, PA 18360-8309  
**TITLE TO SAID PREMISES IS VESTED IN Luella L. Gantt by deed from James Brown a/k/a Jimmie Brown and Joanne Brown, husband and wife, dated 2/9/2001 and recorded on 2/12/2001 in Book 2091 and Page 1151.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUELLA L. GANTT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4263 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lying and being situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, described as Lot No. 4411, Section H-IV, Stillwater Lake Estates, 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 Corporation, 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 Beaver Place of 77.00 feet and a rear line of 210.48 feet; Northerly side line of 169.37 feet and a Southerly side line of 101.12 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.

UNDER AND SUBJECT to restrictions as of record.

PARCEL NO. 3/14F/2/311  
PIN NO. 03-6346-04-72-8195

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES IS VESTED IN Raul Parra by deed from Michael J. Gelesky, Administrator of the Estate of Irene Gelesky Buonanno, a/k/a Irene Buonanno dated May 4, 2007 and recorded May 4, 2007 in Deed Book 2304, page 8247.

Being Known As: 4411 Beaver Place, Coolbaugh Township, Coolbaugh, Monroe County, PA 18346.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4306 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 a point formed by the intersection of the center-line of Route 196 which leads from Mt. Pocono to South Sterling and the center-line of a thirty-three foot wide private road, said point being the most westerly corner of lands of Alma Fenstermacher; thence along the center-line of said private road the lands of Alma Fenstermacher, South eighty-three degrees 00 minutes 00 seconds E. 430.00 feet to a point, a corner of lands of Robert Phoenix, thence along lands of Robert Phoenix, South seven degrees 00 minutes 00 seconds W (at 16.50 feet passing an iron) 200.00 feet to an iron, a corner of lands of Robert Isringhausen; thence along lands of Robert Isringhausen and along lands of John Wagner, N eighty-three degrees 00 minutes 00 seconds W (at 200.00 feet passing an iron and at 454.16 feet passing an iron) 471.00 feet to a point on the center-line of the aforementioned Route 196; thence along the center-line of Route 196, N eighteen degrees thirty-five minutes seven seconds East 204.16 feet to the place of BEGINNING. CONTAINING 2.068 acres, more or less.  
BEING Lots No. 11 and 12 as shown on a map of

Robert Phoenix Lot Development, made by Fred C. Schoenagel, R.S., dated June 1961.

UNDER AND SUBJECT to the easement for public road purposes for Route 196.

ALSO UNDER AND SUBJECT to the easement established in connection with the thirty-three foot wide private road.

AND ALSO UNDER AND SUBJECT to the various electric utility easements of record or as they presently exist.

PARCEL NO. 03/3A/2/3

PIN NO. 03635702889713

TITLE TO SAID PREMISES IS VESTED IN John T. Stone and Debra L. Stone, his wife by deed from Edwin H. Nungesser and Ann M. Nungesser, his wife dated June 5, 1987 and recorded June 8, 1987 in Deed Book 1557, Page 1563.

Being Known As: 461B Huckleberry Lane, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN T. STONE**

**DEBRA L. STONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 435 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Township of Tunkhannock**, County of Monroe, Commonwealth of Pennsylvania, designated as Lot No. 7146, Section D2, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 19 page 113, bounded and described as follows, to wit:

PREMISES improved with a two story salt box, single family dwelling more commonly known as Lot 7146, Section D2, Glade Drive, Emerald Lakes, Pocono Lake, Tunkhannock Township, Monroe County, Pennsylvania.

## MONROE LEGAL REPORTER

UNDER AND SUBJECT to and together with the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises which Franklin First Savings Bank, a federally insured stock savings bank, by Deed dated February 24, 1998 and recorded April 13, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2046 Page 9784, as Instrument Number 199810840, granted and conveyed unto Patrick M. O'Rourke and Stella L. O'Rourke, his wife, in fee.  
TAX ID: 20/1C/1/62.  
PIN: 20634301292252.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICK M. O'ROURKE STELLA L. O'ROURKE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4369 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 2328, Section IV, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 119.

Parcel No. 03-6366-01-28-0090  
Pin No. 3/4D/1/266  
Being Known As 2328 Hamlet Drive, Tobyhanna, PA 18466

BEING the same premises that Paoletti, Inc., by Deed dated 12/17/2001 and recorded 12/18/2001 in the County of Monroe (in Book 2111 Page 296)/(as Document No. 200169247) granted and conveyed unto Clarence Northey, a married man, his/her heirs and assigns, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE**

### PROPERTY OF: CLARENCE N. NORTEY A/K/A CLARENCE NINOI NORTEY A/K/A CLARENCE NORTEY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIELLE BOYLE-EBERSOLE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4377 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Coolbaugh Township**, Monroe County, Pennsylvania, in the development known as Arrowhead Lakes, being Lot No. 8, Block 1403, Section 14, as shown on Map of Arrowhead Lakes, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Map Book Volume 21, Page 65, and Volume 25, Page 17.

UNDER AND SUBJECT to covenants and restrictions as of record.

**TITLE TO SAID PREMISES IS VESTED IN** Phillip C. Winder, by Deed from Vincent A. Pirone, dated 03/09/2000, recorded 03/15/2000 in Book 2076, Page 2708.

TAX CODE: 03/19A/1/47  
TAX PIN: 03539719711208

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PHILLIP C. WINDER

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

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

## MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 440 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, marked and designated as Lot No. 41, Section "C" as shown on "Plotting of Lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E." as recorded in Monroe County, Pennsylvania, in Plot Book 9, page 39.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record,  
Being Known As: 528 Highland Drive, East Stroudsburg, PA 18301  
TAX CODE: 14/6A/1/46

PIN NO.: 14730402751929  
TITLE TO SAID PREMISES IS VESTED IN Susan E. Peterson by deed from Robert E. Plank dated 09/15/1998 recorded 09/24/1998 in Deed Book 2053 Page 8736.

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

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

**PUBLIC NOTICE**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4447 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, parcels or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 57 Section No. B, as shown on map of A Pocono Country Place, on file in the Recorder Office at Stroudsburg, Pennsylvania, in Plot Book Volume No. 19 at Page 77, 79,

TITLE TO SAID PREMISES VESTED IN Masters of The Faithful Trust, H.P. Queen, as Trustee by Warranty Deed, dated 1/25/2006, given by Emmett Keith Mock and Edith Mock and recorded 5/7/2007 in Book 2304, Page 5008 and Instrument #200717701.  
TAX CODE: 03/3B/2/76  
TAX PIN: 03636817001708

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EMMETT KEITH MOCK  
EDITH F. MOCK  
A/K/A EDITH MOCK**

**MASTERS OF THE FAITHFUL TRUST,  
H.P. QUEEN, AS TRUSTEE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4632 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 parcel of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, designated as Lot No. 37 on a plan of lots known as Olde Mill Run, Triland, Inc., Developer. Said plot plan was drawn by Edward C. Hess Associates, Inc., dated July 18, 1978, as revised, and recorded in the Office of the Recorder of Deeds at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book 46, Page 105, bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Wildflower Circle and at the easternmost corner of Lot No. 38; thence eastwardly along the northerly line of Wildflower Circle by a curve to the right having a radius of 300 feet for an arc distance of 162.23 feet to a point, the westernmost corner of Lot No. 36; thence North 19°12'53" East along the northwesterly line of Lot No. 36 for a distance of 371.41 feet to a point, the northwesterly corner of Lot No. 36; thence North 71°33'54" West for a distance of 180.00 feet to a point; thence South 51°26'52" West for a distance of 212.92 feet to a point, the northernmost corner of Lot No. 38; thence South 11°46'09" East along the easterly line of Lot No. 38 for a distance of 270.22 feet to a point, the place of BEGINNING.  
 CONTAINING 2.073 acres, more or less.  
 PARCEL NO. 17/14D/1/33  
 PIN NO. 17639103240770

TITLE TO SAID PREMISES IS VESTED IN Joseph Walewangko and Jennifer Huebner, husband and wife, by deed from Patrick Callaghan and Jane Callaghan dated August 24, 2007 and recorded September 6, 2007 in Deed Book 2315, Page 5088. Being Known As: 37 Wildflower Circle, Stroudsburg, Stroud, Monroe County, PA 18360

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH WALEWANGKO JENNIFER HUEBNER**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MARC S. WEISBERG,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4649 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 described as follows:

SITE 31, Section 1, located within **Tobyhanna Township**, Monroe County, and the Commonwealth of Pennsylvania, as recorded in the Office for the Recording of Deeds, in and for Monroe County at Stroudsburg, Pennsylvania, on the Final Amended Site Plan of "Phase 1A, Pinecrest Lake" recorded in Plot Book 70, Page 186 and 187.

BEING THE SAME premises which Spectrum Pinecrest by its deed dated August 27, 2001 and recorded on August 30, 2001 in the Office for the Recording of Deeds at Stroudsburg, Monroe County, PA in Record Book Vol. 2103, page 5838, granted and conveyed unto Gregory J. Morello and Kathleen A. Morello.

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

Said premises commonly known as 31 Pinecrest Drive, Pocono Pines, Pennsylvania 18350. Being Monroe County Tax Code No. 19/90905 Pin #19-6334-02-87-8445

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GREGORY J. MORELLO KATHLEEN A. MORELLO**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 RICHARD BRENT SOMACH,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4681 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lot situate in **Pocono Township**, Monroe County, Pennsylvania, being shown and designated a Lot 10 on a certain map entitled "Proposed Plan of Lots" Barton Glen: Section 2; Pocono and Jackson Townships, Monroe County, Pennsylvania; said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Pennsylvania

## MONROE LEGAL REPORTER

nia in and for the County of Monroe in Plot Book Volume 9, page 161.

UNDER AND SUBJECT to restrictions as in chain of title.

PARCEL NO. 12/9B/2/24

PIN NO. 12637102767477

TITLE TO SAID PREMISES IS VESTED IN Ryan R. Amsterdam and Marcia Anne Amsterdam, husband and wife, by deed from RICHARD HALLETT AND DARLEEN HALLETT, HUSBAND AND WIFE dated August 14, 2007 and recorded August 20, 2007 in Deed Book 2314, Page 1583 Instrument #200731767.

Being Known As: Lot 10, Barton Glen, Section 2 a/k/a 10 Pocono Circle, Bartonsville, Pocono, Monroe County, PA 18321

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RYAN R. AMSTERDAM  
MARCIA ANNE AMSTERDAM**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4704 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 tract of land situate in **Stroud Township**, Monroe County, Pennsylvania, being Lot 83, located on Eastshore Court, as shown on the FINAL PLANS PHASE 1, BLUE MOUNTAIN LAKE, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 65, Page 80, 81 and 82.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, rights-of-ways, objections, easements, agreements, etc., as they appear of record.

PARCEL NO. 17/112394

PIN NO. 17730303425110

TITLE TO SAID PREMISES IS VESTED IN Eric R. Mars and Kimberly Mars, husband and wife, by deed from ERIC R. MARS, MARRIED dated August 5,

2005 and recorded August 11, 2005 in Deed Book 2235, Page 8479.

Being Known As: 83 East Shore Court, East Stroudsburg, Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC R. MARS  
KIMBERLY MARS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4749 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, State of Pennsylvania, being Lot No. 006, 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, Pages 21, 23 and 25. Together with the right to the Grantees to use the private roadways as shown on said recorded map, together with such other right of way over other lands of the Grantor as the Grantor may designate from time to time for the purpose of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the Grantor, sewer and other utility lines. The Grantor does not hereby dedicate said private roads to public use.

Tax ID - 3/8E/1/309

PIN No. 03635805274975

For information purposes only - property a/k/a H 6 S Country Place Dr., Tobyhanna, PA 18466

TITLE TO SAID PREMISES IS VESTED IN Debra Hollinrake and Joseph M. Cerna by deed from Lusid Properties, LLC dated 3/2/2005, recorded 3/10/2005 in BK #2218 and Page #5872.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBRA HOLLINRAKE  
AND JOSEPH M. CERNA**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5047 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Barrett, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Mountainhome to Canadensis, the southeasterly corner of lands of Michael McAndrew; thence by lands of said Michael McAndrew (Bearing from Magnetic Meridian of 1904) North thirty-six degrees West (at nineteen and five-tenths feet passing a pipe) two hundred sixty-six and two-tenths feet to a stone corner; thence by other lands of Arthur W. Blitz, of which this lot was formerly a part, North fifty-four degrees East one hundredth two and two-tenths feet to a stone corner; thence by the same South thirty-one degrees thirty-nine minutes East (at two hundred fifty-five and eighty-eight one-hundredths feet passing a pipe) two hundred seventy-five and sixty-three one-hundredths feet to a point in the center of said public road leading from Mountainhome to Canadensis; thence along the center of said public road South sixty degrees twenty-one minutes West eighty-one and seventy-five one-hundredths feet to the place of BEGINNING. CONTAINING fifty-six one-hundredths of an acre, more or less.

PARCEL NO. 01/17/1/82  
PIN NO. 01638803414273

TITLE TO SAID PREMISES IS VESTED IN Phillip Balinski by deed from SETH-DANIEL T. WYRE AND HEATHER C. WRYE, HUSBAND AND WIFE dated October 21, 2005 and recorded October 28, 2005 in Deed Book 2245, Page 8574 Instrument #200550182.

Being Known As: Route 390, Mountainhome, Barrett, Monroe County, PA 18342

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5082 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situated in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot No. E-26, as shown on Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, and recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe, Pennsylvania, in Plot Book Volume No. 13 at Page No. 3.

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

TITLE TO SAID PREMISES VESTED IN Valentino Sorrentino and Michelle Sorrentino, h/w, by Deed from Paule N. Houle, single man, dated 03/31/2005, recorded 04/08/2005 in Book 2221, Page 4894.

TAX CODE: 12/3A/1/163  
TAX PIN: 12-6383-03-10-6099

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VALENTINO SORRENTINO  
MICHELLE SORRENTINO**

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

A schedule of proposed distribution for the proceeds

## MONROE LEGAL REPORTER

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5094 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 19, Phase 1, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Pages 98 thru 109.

UNDER AND SUBJECT to the provisions of the Declaration of Covenants and Restrictions in Deed conveyance dated September 1, 1989 and recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania at Record Book Volume 1708, Page 1524, the right of first refusal in Record Book 2040, Page 4510, and all other easements, restrictions and other encumbrances of record.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of ever part and parcel thereof.

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances: **TITLE TO SAID PREMISES VESTED IN Diane Cloeren and Mark Cloeren, w/h, by Deed from Robert G. Gregoire, dated 06/30/2003, recorded 07/09/2003 in Book 2159, Page 2380.**

TAX CODE: 9/86768  
TAX PIN: 09733301092015

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DIANE CLOEREN A/K/A DIANE J. CLOEREN MARK CLOEREN A/K/A MARK C. CLOEREN**

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

Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 511 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 shown as Lot No. 2 on subdivision plan entitled Lamplight Estates, being recorded in map book Volume 22, Page 123, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly line of Lamplight Drive, a corner also of Lot No. 1; thence along said Lot No. 1 N 86°14'42" W 197.90 feet to a point; thence along land now or formerly PF Forrest E. Altmore N 5°34'14" W 163.36 feet to a point; thence along land now or formerly of Jennie McNeal N 84°33'46" E 14.04 feet to a point; thence along the same N 5°42'14" W 75.00 feet to a point; thence along Lot No. 3 S 75°25'56" E 211.48 feet to a point on the westerly line of Lamplight Drive; thence along said curve to the left having radius of 170.00 feet, an arc distance of 52.89 feet to a point; thence along the same S 3°15'34" E 130.00 feet to a point; thence along the same on a curve to the right having a radius of 131.56 feet, an arc distance of 16.11 feet to the place of BEGINNING.

(Being subject to any or all easements as may be shown on the recorded plan of Lamplight Estates.)

It being part of the same premises which Richard E. Keenhold, Jr. and Rosalie Keenhold, husband and wife, did by deed dated June 17, 2005, and recorded on November 29, 2005, in the Office of the Recorder of Deeds in and for Monroe County in Record Book Volume 2249 at Page 6462 did grant and convey unto Danny A. Keenhold.

UNDER AND SUBJECT to the rights of the public in and to that portion of the above described tract which lies within the right-of-way of Legislative route 45085. Excepting and reserving from the above-described premises, all that certain piece, parcel of lot of land heretofore conveyed by the grantor named herein, to the **Township of Chestnuthill**, Monroe County, Pennsylvania, more particularly described as a deed dated December 13, 1987, and recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1598 at Pages 683-686, inclusive, the description of which is incorporated herein by reference and made a part hereof.

UNDER AND SUBJECT to the same conditions, exceptions, restrictions and reservations as set forth in prior deeds forming the chain of title.

Also known as Monroe County Uniform Tax Parcel

## MONROE LEGAL REPORTER

Identification No.: 2/112196  
Being Known As: 403 Lamplight Estates,  
Brodheads ville, PA 18322  
TAX CODE: 02/112196  
PIN NO.: 02625802558803  
TITLE TO SAID PREMISES IS VESTED IN Danny A.  
Keenhold by deed from Richard E. Keenhold, Jr. and  
Rosalie Keenhold, husband and wife dated  
06/11/2005 recorded 11/29/2005 in Deed Book 2249  
Page 6462.

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 5264 CIVIL 2011, I, Todd A. Martin,  
Sheriff of Monroe County, Commonwealth of  
Pennsylvania will expose the following described real  
estate to public sale in the Monroe County  
Courthouse, Stroudsburg, Monroe County,  
Pennsylvania on:

**THURSDAY, JULY 25, 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 of land situate in **Township  
of Polk**, Monroe County, Pennsylvania.  
Being Known As: 20-22 Red Oak lane, (Township of  
Polk), Kunkletown, PA 18058  
Parcel Number: 13/11A/1/12

Improvements: Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: BETH A. LUNGER  
LARRY W. LUNGER**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 5266 CIVIL 2011, I, Todd A. Martin,  
Sheriff of Monroe County, Commonwealth of  
Pennsylvania will expose the following described real  
estate to public sale in the Monroe County  
Courthouse, Stroudsburg, Monroe County,  
Pennsylvania on:

**THURSDAY, JULY 25, 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 situ-  
ate in the **Township of Price**, County of Monroe, and  
Commonwealth of Pennsylvania, being Lot 16C,  
Plotting II, Timber Hill, as shown on a plan of lots  
recorded in the office of the Recorder of Deeds in and  
for the County of Monroe, in Plot book Volume 11,  
Page 115.

PARCEL NO. 14/8A/1/146  
PIN NO. 14639503429265

TITLE TO SAID PREMISES IS VESTED IN Robyn  
Horn and Jason Horn by deed from RORY ANTON  
FAUST AND PRISCILLA DAWN FAUST dated  
November 17, 2006 and recorded November 29,  
2006 in Deed Book 2288, Page 8661.

Being Known As: 1163 Timber Hill Road, Henryville,  
Price, Monroe County, PA 18332

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: ROBYN HORN  
JASON HORN**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

### **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 5430 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 of land situate in the Township of Chestnut Hill, County of Monroe, and Commonwealth of Pennsylvania, being Lot 114, Section 4, Sierra View, 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 33, Page 37.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and minerals reservations of record, if any. TITLE TO SAID PREMISES VESTED IN Cheryl McLeod, married, by Deed from Cheryl McLeod, married, joined by her spouse Anthony McLeod, dated 03/30/2006, recorded 04/13/2006 in Book 2263, Page 9973.

TAX CODE: 02/14E/1/103  
TAX PIN: 02633002777753

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5436 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Nos. 87, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corp., Penn Estates, as same is duly recorded in the Office of the Recorder of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 33, Pages 101, 103. BEING THE SAME PREMISES which Grant Homes, Inc., by deed dated 07/18/2007 and recorded 08/22/2007 in Book 2314 Page 2993 conveyed to Darnel McAdams.

Property address: 87 Fairfax Terrace a/k/a Lot 87 Section F Fairfax, East Stroudsburg, PA 18301  
Pin #: 17638204807898

Tax Code #: 17/15F/1/87

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5575 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Chestnut Hill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 27, Section 5, as shown on "Plotting of Sierra View," Chestnut Hill Township, Monroe County, Pennsylvania made by VEP & Associates, Inc., and recorded in Monroe County Pennsylvania in Plot Book No. 33, Page 43.

Being Known As: 27 Grand Mesa Drive (Chestnut Hill Township), Effort, PA 18330  
TAX CODE: 02/6B/1/96  
PIN NO.: 02634103107819

TITLE TO SAID PREMISES IS VESTED IN Andrew Koehler and Jennifer Koehler, his wife by deed from Andrew Koehler, III dated 06/13/2003 recorded 07/03/2003 in Deed Book 2158 Page 7438.  
Having been erected thereon a single family dwelling.

## MONROE LEGAL REPORTER

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW KOEHLER, III**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5598 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lots or pieces of land situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of Lot No. L-27; said point being distant the following two courses and distances from the Northeast corner of the larger tract of which this lot was formerly a part (1) South 78 degrees 56 minutes West 3 feet, (2) South 5 degrees 40 minutes East 928.8 feet; thence running from said beginning point along the said Westerly line of Lot No. L-27 and along the Westerly line of Lot No. N-1 South 5 degrees 40 minutes East 120 feet to a point; thence along the Northerly line of Lot No. B-16 South 84 degrees 20 minutes West 160 feet to a point in the centerline of East Sherwood Drive (33 feet in width); thence along the said centerline of East Sherwood Drive North 5 degrees 40 minutes West 120 feet to a point; thence along the Southerly line of Lot No. B-13 North 84 degrees 20 minutes East 160 feet to the place of BEGINNING. BEING Lots Nos. B-14 and B-15 as shown on a map of Robin Hood Lake, revised second and third plotting dated February 23, 1961, prepared by W.D. Kitson, Registered Surveyor.

UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Deed Book Volume 511, Page 185.

TITLE TO SAID PREMISES VESTED IN Mark A. Raymond, by Deed from Helen Maughan, widow, by her Attorney-in-Fact Elizabeth Toler, dated 04/28/2000, recorded 05/01/2000 in Book 2078, Page 305.

TAX CODE: 13/10/2/172

TAX PIN: 13621906295052

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARK A. RAYMOND**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5615 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 NO. 1:

ALL THAT CERTAIN tract of land situate in the Eldred Township Monroe County, Pennsylvania designated as Lot #10, in a plan of Lots, bounded and described as follows:

BEGINNING at a point in the middle of the macadam road leading from Kunkletown to Kresgeville (LR 904) and at a corner common with Lot #9, thence, turning and running along line of Lot #9, by the way of a wooden stake at 16.5 South 73 degrees 28 minutes East 255.16 feet to a wooden stake at a corner in common with Lot #9, and in line of lands of H. Berger. Thence turning and running along line of land of H. Berger South 14 degrees 9 minutes West 60 feet to a wooden stake in said line, and at a corner common with Lot #11. Thence turning and running along line of lands of Lot #11 by way of another wooden stake located on this line a point 16½ feet from the middle of the aforementioned macadam road (LR 904) North 73 degrees 28 minutes West 256.80 feet to a point in the middle of said macadam road (LR 904) at a corner in common with Lot #11. Thence turning and running in the said road (LR 904) North 15 degrees 43 minutes East 60.0 feet to the place of BEGINNING. CONTAINING 15,351 square feet.

PARCEL NO. 2:

ALL THAT CERTAIN tract of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, designated as Lot #11 in a plan of lots entitled "KINGSWOOD LAKE, INC.", bounded and described as follows:

BEGINNING at a point in the middle of the macadam road leading from Kunkletown, (LR 904) and in a cor-

## MONROE LEGAL REPORTER

ner common with Lot #10; Thence, turning and running along line of Lot #10, by the way a wooden stake at sixteen and one-half feet (16.5 feet) South seventy-three degrees twenty-eight minutes East (S 73 degrees 28 minutes East) two hundred fifty-six and eighty hundredths feet (256.80 feet) to a wooden stake at a corner common with Lot #10 and in line of lands of H. Borger; Thence turning and running along line of land of H. Borger South fourteen degrees nine minutes West (S 14 degrees 09 minutes W) sixty feet (60.0 feet) to a wooden stake in said line, and at a corner common with Lot #12; thence turning and running along line of lands of Lot #12 by way of another wooden stake located on this line at a point sixteen and one-half feet from the middle of the aforementioned macadam road (LR 904) North seventy-three degrees twenty-eight minutes West (N 73 degrees 28 minutes W) two hundred fifty-eight and forty four hundredths feet (258.44 feet) to a point in the middle of said macadam road (LR 904) at a corner common with Lot #12; Thence turning and running in the said road (LR 904) North fifteen degrees forty-three minutes East (N 15 degrees 43 minutes E) Sixty feet (60.00) to the place of BEGINNING.

CONTAINING fifteen thousand four hundred forty-nine square feet (15,449 sq. ft.).

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PETER E. KESSLER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5756 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: Lot 9, Block A-2013, as set forth on a map entitled Plan of Lots, Arrowhead North, (Arrowhead Lake), Section Twenty, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to

100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, Page 29 on January 17, 1975.

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

**BEING** the same premises which John J. Horvath and Colette Horvath by Deed dated August 1, 2001 recorded in the Office of the Recorder of Deeds of Monroe County on September 24, 2001, as Book 2104, page 9863, et seq., granted and conveyed unto John J. Horvath (now deceased).

Parcel No. 03/19C/1/307  
Pin #03630710359320

Commonly Known As: Lot 9, Block 2013, Section 20 Maxatawny Drive, Pocono Lake, PA 18347, f/k/a 8088 Box 1627 Maxatawny Drive, Pocono Lake, PA 18347 f/k/a 2013 Maxatawny Drive, Pocono Lake, PA 18347.

EXHIBIT "A"

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: COLETTE HORVATH, SOLELY IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JOHN HORVATH, DECEASED**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN BERSCHLER KARL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5941 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Township of Jackson**, County of Monroe, Commonwealth of Pennsylvania, together with the messuage thereon erected (including verandas and porches, if any), and being more particularly described as follows, to wit:

**BEING** the easterly most Unit of Duplex No. , being also designated commonly as Unit No. 285, of a plan entitled 'Camelback Village II, Duplex Units - Total 50 Apartments,' prepared by Water Gap Associates,

## MONROE LEGAL REPORTER

Inc., dated March 16, 1981, and approved by the Jackson Township Planning Commission and Supervisors, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 47, Page 121; ALSO BEING shown on a revised plan in Plot Book Vol. 50, Page 23.

A photocopy of a portion of the revised site plan map prepared by Water Gap Associates referred to herein is attached to the Deed recorded 03/06/2006 in Deed Book 2259, Page 8748 as Exhibit 'A', and the Unit to be conveyed is outlined in red thereon, for purposes of identification.

TOGETHER with the right to use private roadways, and pathways situate on the lands of the Grantor of which the above-described premises were formerly a part, for the purpose of ingress, egress and regress to the above-described premises in common with the Grantor, and other Grantees hereunder, to and from the public road.

TOGETHER ALSO with all of the rights and privileges, and UNDER AND SUBJECT to the covenants and easements set forth in a certain 'Declaration of Protective Covenants and Easements,' made by Camelback Associates, Inc., dated May 22, 1982, and recorded in the above-mentioned Recorder of Deeds Office, in Deed Book Vol. 1186, Page 202.

SUBJECT to the covenants described in Plot Book Vol. 50, Page 23.

TITLE TO SAID PREMISES VESTED IN Thomas Griggs, by Deed from Joseph R. Odermatt and Louise A. Odermatt, his wife, dated 03/02/2006, recorded 03/06/2006 in Book 2259, Page 8748.

TAX CODE: 8/6B/1/27

TAX PIN: 08635319607052U285

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6369 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Paradise Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the southwesterly side of a stone wall, from which a stone corner at the most westerly side of the entire tract, of which this lot was formerly a part, bears North 25 degrees 35 minutes West 1122.39 feet; thence (1) along other lands of the grantor herein, of which this lot was formerly a part, North 64 degrees 25 minutes East 200.0 feet to a stake on the southwesterly side of a proposed 40 foot street; thence (2) along the southwesterly side of said proposed 40 foot street, South 25 degrees 35 minutes East 100.0 feet to a stake on the southwesterly side of said proposed 40 foot street; thence (3) leaving said proposed 40 foot street and along other lands of the grantor herein, of which this lot was formerly a part, South 64 degrees 25 minutes West 200.0 feet to a stake on the stone wall; thence (4) along lands now or formerly of G.F. Curnoles North 25 degrees 35 minutes West 100.0 feet to a stake on the southwesterly side of a stone wall, the place of BEGINNING.

CONTAINING 20,000 square feet more or less.

TOGETHER with right-of-way over and across a proposed 40 foot street, being 20 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a proposed 40 foot street, from which a stake on the southwesterly side of said proposed 40 foot street, being the 2nd corner of the above described lot, bears South 64 degrees 25 minutes West a distance of 20.0 feet; thence (1) along the centerline of said proposed 40 foot street, South 25 degrees 35 minutes East 400 feet, more or less, to the centerline of Township Road T-559.

As described in Mortgage Book 2327 Page 1 Being Known As: 19 Henrietta Road, (Paradise Township), Mount Pocono, PA 18344

TAX CODE: 11/8/1/27-1

PIN NO: 11636500668720

TITLE TO SAID PREMISES IS VESTED IN Divine D. Muldoon a/k/a Divine D. Stearns, widow by deed from Catherine Stearns dated 02/08/2008 recorded 02/12/2008 in Deed Book 2326 Page 9990.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

## MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 6437 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Commonwealth of Pennsylvania, and being more particularly described as follows: Being All of Lot No. 2411 in Section II as shown and designated on Plan of Indian Mountain Lakes, Section II, made by Leo Achtermann, Jr., Civil Engineer and Surveyor, dated May 22, 1975 and recorded July 7, 1975 at the Recorder of Deeds for Monroe County in Map Book 26, Page 97.

Being Known As: 1548 Indian Mountain Lakes a/k/a 2411 Winding Way a/k/a 114 Winding Way, Albrightsville, PA 18210

TAX CODE: 20/8i/1/71

PIN NO.: 20632001088616

TITLE TO SAID PREMISES IS VESTED IN John J. Rogomentick, Jr. and Dianne Rogomentick, husband and wife by deed from Elaine C. Durham, sole owner dated 10/22/2003 recorded 12/03/2003 in Deed Book 2175 Page 7409.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELAINE C. DURHAM**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PAIGE M. BELLINO,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6500 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 54, Section B, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 77 and 79.

BEING the same premises which Leonid Balagula a/k/a Leon Balagula, and Svetlana Balagula a/k/a Lana Balagula, by her Attorney-in-Fact, specially constituted by Power of Attorney, dated June 26, 2002, and recorded in Deed Book Volume 2125, Page 6481, husband and wife, by indenture bearing date 6/28/2002 and recorded 07/01/2002 in the Office of the Recorder of Deeds, in and for the County of Monroe in Deed Book 2125 Page 6486 etc., granted and conveyed unto Narline Ewers, in fee.

Being Known As: 608 Edgewood Road, (Township of Coolbaugh), Tobyhanna, PA 18466

TAX CODE: 3/3B/2/79

PIN NO.: 03636817002975

TITLE TO SAID PREMISES IS VESTED IN Leonid Balagula a/k/a Leon Balagula, and Svetlana Balagula a/k/a Lana Balagula, by her Attorney-in-Fact, specially constituted by Power of Attorney, dated June 26, 2002, and recorded in Deed Book Volume 2125, Page 6481, husband and wife by deed from Narline Ewers, as a tenant by the severalty dated 06/28/2002 recorded 07/01/2002 in Deed Book 2125 Page 6486. Having been erected thereon a single family dwelling.

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**AMY GLASS,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6536 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot

# MONROE LEGAL REPORTER

No. 2317, Section B-IV, according to plan of Emerald Lakes, recorded in the Office of the Recorder of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 14, Page 83, bounded and described as follows to wit:

In plot book volume and page number according to the aforementioned Plan of Record.  
BEING Tax Parcel 20/1B/1/13

BEING the same premises which nationwide Realty Group, Inc., a Pennsylvania Corporation, by deed dated 07/18/2005 and recorded 12/07/2005 in Monroe County at Record Book 2250 Page 8922, granted and conveyed unto Angelo L. O'Neill and Barbara E. O'Neill, husband and wife, in fee. Being Known As: 2317 Clover Road, (Tunkhannock Township), Long Pond, PA 18344

TAX CODE: 20/1B/1/13

PIN NO.: 20634301299855

TITLE TO SAID PREMISES IS VESTED IN Angelo L. O'Neill, divorced and Barbara E. O'Neill a/k/a Barbara E. Donovan, divorced by deed from Ana Maria Suarez dated 05/18/2007 recorded 05/24/2007 in Deed Book 2306 Page 1398.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMY GLASS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6537 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 parcel of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot No. 1 on a certain map entitled "Final Plan, Northridge Acres, Township of Pocono, Monroe County, PA., Scale: 1"=100', September, 1982" as prepared by Graeber Drafting and Design, Henryville, Pa., said map being recorded in Monroe County Plat book Volume 50, Page 67.  
**UNDER AND SUBJECT** to the Protective Covenants

that appear on the plot as recorded in the Office of the Recorder of Deeds &c., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 50, Page 67.

PARCEL NO. 12/3/1/18-1

PIN NO. 12638301255873

TITLE TO SAID PREMISES IS VESTED IN Gennaro D. Dinatale by deed from MARY DUGGAN AND JOHN DUGGAN, ADMINISTRATORS OF THE ESTATE OF ROBERT J. HOPKINS dated September 3, 2002 and recorded January 22, 2003 in Deed Book 2142, page 7749 Instrument #200303302.

Being Known As: 117 G Cherry Lane Church Road, Henryville, Pocono, Monroe County, PA 18332

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JERRY DINATALE A/K/A GENNARO D. DINATALE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6596 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 118, Section No. E as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume 18, Page 107.

**UNDER AND SUBJECT** to restrictions as of record.  
TITLE TO SAID PREMISES VESTED IN Anthony Ganci, married man, by Deed from William J. Santangelo and Margaret A. Sberna, his wife, dated 09/01/2005, recorded 09/14/2005 in Book 2239, Page 8710.

TAX CODE: 03/9A/1/288

TAX PIN: 03635815644385

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6756 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 597, Section No. H as shown on a Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19 page 21, 23 and 25.

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. 598, Section No. H, as shown on a Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19 page 21, 23 and 25.

PARCEL NO. 03/8E/1/521  
PIN NO. 03635805076878

TITLE TO SAID PREMISES IS VESTED IN John C. Kelly and Patricia M. Kelly, his wife by deed from JOHN C. KELLY AND PATRICIA M. KELLY, HIS WIFE dated October 23, 1995 and recorded November 13, 1995 in Deed Book 2019, page 9615. Being Known As: 597 Bumblebee Way, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICIA M. KELLY  
JOHN C. KELLY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7302 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Pocono**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot C-17, as shown on 'Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempfer, Registered Surveyor', and recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, Pennsylvania in Plot Book No. 13, Page 3.

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

TITLE TO SAID PREMISES IS VESTED IN Rukhsar A. Choudary, by Deed from Cindy J. Fareri, dated 09/03/2004, recorded 09/10/2004 in Book 2201, Page 6383.

TAX CODE: 12/3A/1/71  
TAX PIN: 12638201187787

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RUKHSAR A. CHOUDARY**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

## PUBLIC NOTICE

## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7310 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 two lots, tracts, parcels or pieces of land situate in the **Township of Ross**, County of Monroe and Commonwealth of Pennsylvania, known as Lot 10 as shown on a plan entitled "Final Subdivision Plan of Ridgewood" dated December 30, 1985 (revised February 6, 1987) as prepared by J. Lavern Marshall, Professional Land Surveyor of Stroudsburg, Pennsylvania, and recorded in Plat Book 59 at Page 155, and more fully described as follows to wit:

BEGINNING at a point on the northerly right of way line of a 50 foot wide street known as Ramblewood Drive, said point being a common corner of Lot 9 and Lot 10, as shown on the above mentioned plan:

THENCE 1.) by said Lot 9, North 35 degrees 57 minutes 37 seconds West 220.00 feet to a point in line of lands now or formerly of Ron Adams;

THENCE 2.) by said lands of Ron Adams, North 54 degrees 02 minutes 23 seconds East 162.34 feet to a point,

THENCE 3.) by Lot 11, South 56 degrees 54 minutes 43 seconds East 221.42 feet to a point on the northerly right of way line of said Ramblewood Drive;

THENCE 4.) along said right of way line of Ramblewood Drive, on a curve to the right having a radius of 200.00 feet for an arc length of 73.13 feet to a point;

THENCE 5.) along the same, South 54 degrees 02 minutes 23 seconds West 170.00 feet to the place of BEGINNING.

CONTAINING 1.025 acres, more or less.  
UNDER AND SUBJECT to all easements and rights of way of record, or as they exist on the ground.

BEING all of Lot 10, Ridgewood as recorded in Plat Book 59 at Page 155.

BEING also Monroe County Tax Identification No. 15/8B/4/10

Being Known As: 2 Ramblewood Drive, Saylorburg, PA 18353  
TAX CODE: 15/8B/4/10  
PIN NO.: 15625703401424

TITLE TO SAID PREMISES IS VESTED IN Paula Aponte by deed from Felix Aponte and Paula Aponte, husband and wife dated 07/22/2008 recorded 07/24/2008 in Deed Book 2339 Page 2839.  
Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FELIX A. APONTE  
PAULA APONTE**

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

A schedule of proposed distribution for the proceeds received from the above captioned 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  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7348 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 82, Section Two, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associated" and recorded in Monroe County, Pennsylvania in Plot Book No. 18 Page 17.

BEING THE SAME PREMISES which Antonio Prestipino and Domenica Prestipino, his wife, by deed recorded 10/21/1991 in Book 1799 Page 86 conveyed to Carlo J. Prestipino and Kathy Prestipino, his wife.

Property address: 203 Pine Ridge, East Stroudsburg, PA 18302

Pin #: 09-7344-04-61-6479  
Tax Code #: 9/4C/2/10

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

**CARLO J. PRESTIPINO  
MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL T. MCKEEVER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

### 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 7349 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, designated as Lot 856, Section F, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 24, Page 47 bounded and described as follows, to wit:

TITLE TO SAID PREMISES VESTED IN Kevin B. Healy, Jr. and Kathryn E. Healy, his wife, as tenants by the entireties, by Deed from Corey D. Bierly and Marilana Petree, n/b/m Marilana Bierly, his wife, dated 07/28/2005, recorded 07/29/2005 in Book 2234, Page 2601.

TAX CODE: 19/3D/1/133

TAX PIN: 19634401278902

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN B. HEALY JR**

**KATHRYN E. HEALY A/K/A  
KATHRYN E. GATAROSKA**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7360 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 1012, 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.

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

TITLE TO SAID PREMISES VESTED IN Nancy H. Purvis and Charles Purvis, by Deed from Richard a. Dionysius, Jr., dated 08/26/2005, recorded 09/26/2005 in Book 2241, Page 1664. The said Charles Purvis died 7/15/09, vesting title to the property solely in Nancy H. Purvis as tenant by the entirety.

TAX CODE: 03/14D/1/153

TAX PIN: 03634604615962

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY H. PURVIS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 737 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 **Township of Eldred**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 6, Section 2, as shown on the Map of Plan entitled "Weir Mt. Acres", prepared by Jeffery B. Kresge, R.S. and recorded in the Office for the Recording of Deeds in and for the County of Monroe, in Plot Book 61, Page 230.

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

Tax Code 6/86600  
Pin 06623700800146

BEING the same premises which Joseph Parlegreco by Deed dated August 19, 2004 and recorded

## MONROE LEGAL REPORTER

September 1, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2200 Page 8745, as Instrument Number 200440096, granted and conveyed unto Joseph Parlegreco and Jane Parlegreco, in fee.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH PARLEGRECO AND JANE PARLEGRECO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7421 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, parcel and tract of land situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, designated as Building Nine, Unit Thirty-four on a map of Whispering Glen Townhouse Complex, bounded and described as follows, to wit:

BEGINNING at a point in the center of building nine from whence the southwest corner of total townhouse complex tract located on the northern right-of-way line of a fifty foot road known as Renaissance Lane bears South 74 degrees 62'33" West, 228.79 feet, thence between Unit 33 and 34, North 50 degrees 09'36" East 42.75 feet to a point of common land, thence along, common land, South 39 degrees 50'25" East 46.75 feet to a point thence still along common land, South 50 degrees 09'35" West 42.75 feet to a point, thence between units 34 and 35, North 39 degrees 50'25" West 46.75 feet to the point of Beginning.

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

Tax ID# 3/4C/2/10-34

PIN NO. 0363660108437B34

TITLE TO SAID PREMISES IS VESTED IN Maureen Powell and Claire Powell, Joint Tenants with Rights of

Survivorship by deed from MAUREEN POWELL dated April 1, 2002 and recorded June 30, 2003 in Deed Book 2158, Page 1622 Instrument #200330597.

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

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

**MAUREEN POWELL**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7617 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 115, Section Five, 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 41.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony Rivera and Silvia Portugal-Rivera, h/w, by Deed from Steve Brkich and Bosanka Brkich, h/w, dated 05/24/2000, recorded 05/31/2000 in Book 2079, Page 3416.

TAX CODE: 02/6B/1/85

TAX PIN: 02634001093594

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

**SILVIA PORTUGAL-RIVERA**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7696 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 27 as shown on map entitled Final Plan, Orchard View Estates, recorded in Plot Book Volume 71, Page 248, bounded and described as follows, to wit:  
BEGINNING at an iron in the southerly right-of-way of Orchard View Drive being a corner of Lot No. 28, thence in the southerly right-of-way of Orchard View Drive the following two courses and distances:

1) N 83 degrees 32'14" E (MM) for 119.60 feet to an iron;  
2) On a curve to the right having a radius of 325.00 feet and an arc length of 184.59 feet to an iron, a corner of Lot No. 36, Orchard View Estates, thence along Lot No. 36, S 26 degrees 04'48" W for 174.27 feet to an iron, a corner of Lots No. 36 and 35, Orchard View Estates, thence along Lot No. 35, S 80 degrees 10'41" W for 201.02 feet to an iron, a corner of Lots No. 35, 34 and 28 Orchard View Estates, thence along Lot No. 28, N 06 degrees 27'46" W for 209.72 feet to the place of BEGINNING.  
CONTAINING 1.1409 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Julien J. Bethelmie and Hazel Bethelmie, his wife by deed from DOMINICK LAZZARO AND AURA LAZZARO, HIS WIFE dated November 17, 2003 and recorded November 18, 2003 in Deed Book 2174, Page 4948. Being Known As: 27 Orchard View Drive, Effort, Township of Chestnuthill, Monroe County, PA 18330  
Parcel No.: 02/91429  
Pin No.: 02623900893350

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JULIEN J. BETHELMIE A/K/A JULIEN BETHELMIE HAZEL BETHELMIE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7701 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, piece or parcel of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Easterly side of a forty foot private road, as shown on map entitled 'Map of Lots owned by Grace Heller'; thence along Lot #5, South sixty-five degrees fifty-four minutes East one hundred fifty-five and fifteen one hundredths feet to a stone corner; thence along lands of Bessie B. Bishop, South sixty-one degrees fifty minutes ten seconds East eighty-nine and six one hundredths feet to an iron pipe; thence along other lands of Grace Heller, of which this lot was formerly a part south twenty-eight degrees nine minutes fifty seconds West two hundred five and fifty one hundredths feet to an iron pipe; thence along the Northerly side of another forty foot private road, North sixty-one degrees fifty minutes ten seconds West two hundred six and seventy one hundredths to an iron pipe; thence by the same, on a curve to the right having a radius of twenty-five feet, an arc length of thirty-seven and fifty one hundredths feet to an iron pipe; thence by the same, on a curve to the right having a radius of twenty-five feet, an arc length of thirty-seven and fifty one hundredths feet to an iron pipe; thence along the easterly side of the first mentioned forty foot private road, North twenty-four degrees six minutes East one hundred seventy-one one hundredths feet to the place of BEGINNING.  
CONTAINING 1.1 acres more or less. BEING Lot No. 6.

UNDER AND SUBJECT to restrictions as of record. TITLE TO SAID PREMISES VESTED IN Vito A. Sgro, by Deed from Vita A. Sgro and Joyce C. Sgro, husband and wife,, dated 12/17/2008, recorded 1/15/2009 in Book 2347, Page 4909, Instrument #200901148.

TAX CODE: 20/92083

TAX PIN: 20-6333-04-74-2121

**SEIZED AND TAKEN IN EXECUTION AS THE**

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7746 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 501, Section 1, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 49.

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

**TITLE TO SAID PREMISES IS VESTED IN** Moon K. Kim, by Deed from Daniel Maiella and Gail Maiella, h/w, dated 04/27/2007, recorded 04/30/2007 in Book 2303, Page 7194.

TAX CODE: 03/4B/1/183

TAX PIN: 03635704918649

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MOON K. KIM**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7942 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 589, Section G as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 17 and 19.

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

**TITLE TO SAID PREMISES IS VESTED IN** John T. Ryan, Jr., by Deed from Bernard A. Clarke and Jacqueline Valencia Clarke, h/w, dated 05/31/2005, recorded 07/21/2005 in Book 2233, Page 3333.

TAX CODE: 3/8D/1/98

TAX PIN: 03635813148628

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN THOMAS RYAN, JR. A/K/A JOHN T. RYAN, JR.**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

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

## MONROE LEGAL REPORTER

Pennsylvania to 7943 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 88, as shown on map entitled 'Plot of Subdivision, Section Five, Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, April 1972, Scale 1 inch=100 feet, Elliott & Associates, Engineers-Planners,' recorded in the aforesaid Recorder's Office in Plot Book Volume 18, page 75, UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

ALSO UNDER AND SUBJECT to the hereinafter described right of way:

BEGINNING at the front common corner for Lots 88 and 89, Section Five, of Lake of the Pines, as shown and recorded in and for the County of Monroe at Stroudsburg, PA., in Plot Book Volume 18, Page 75, said corner being on the northerly edge of a road known as Lower Lake View Drive having a fifty (50.00') right-of-way;

(1) Thence along Lot 88 and the northerly right-of-way line of Lower Lake View Drive, South eighty degrees thirty one minutes sixteen seconds West (S 80 degrees 31'16" W) fifteen and zero one-hundredths (15.00') feet to a point, the most southwest-erly corner of certain driveway having a fifteen (15.00') foot wide easement;

(2) Thence in and through Lot 88, North, nine degrees twenty eight minutes thirty eight seconds West (N 09 degrees 28'38" W) twenty two and zero one-hundredths (22.00') feet to a point, said point being the most northwesterly corner of said ease-ment;

(3) Thence along the northerly side of said easement and cutting through Lot 88, North, eighty degrees thirty one minutes sixteen seconds East (N 80 degrees 31'16" E) fifteen and zero one-hundredths (15.00') feet to a point on the common property line between Lots 88 and 89;

(4) Thence along said property line, South, nine degrees twenty eight minutes thirty eight seconds East (S 09 degrees 28'38" E) twenty two and zero one-hundredths (22.00') feet to the place of BEGIN-NING, as per a survey prepared by Wayne R. Jarvis and map prepared by Fetch Surveying in 2006. Bearings are based on a Magnetic Meridian.

CONTAINING: A total of 330.00 Square Feet (0.0076 acres) more or less. The use, responsibility and maintenance of said driveway easement shall be shared equally between Lots 88 and 89, Section Five, Lake of the Pines.

TITLE TO SAID PREMISES VESTED IN Ciriaca Polanco and Eladio Polanco, w/h, by Deed from L.J. Real Estate, LLC., dated 12/22/2006 and recorded 01/03/2007 in Book, 2292, Page 4623.

TAX CODE: 9/4A/2/34  
TAX PIN: 09734403434627

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CIRIACA POLANCO ELADIO POLANCO**

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7977 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 message, tract or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, found-ed and described as follows:

BEGINNING at a stake on line of land of Charles C. Siennick, on the southerly side of a right-of-way which is fifty feet (50') wide; thence along line of land of said Seinnick, following a stone row, South twenty-two degrees East (22 degrees) two hundred fifteen feet (215') to a stake and stones on line of other land of Arthur L. Yetter, grantor hereof; thence along said other land of grantor, South eighty-four degrees nine-teen minutes (84 degrees 19') West one hundred ninety-two and eight tenth feet (192 and 9/10 feet) to a stake and stones; thence still along said other land of grantor North ten degrees thirty-three minutes (10 degrees 33') West two hundred two and four-tenths feet (202 and 4/10 feet) to a stake and stone on a southerly side of the fifty feet (50') right-of-way, above mentioned; thence along same North seventy-nine degrees twenty-seven minutes (79 degrees and 27') East one hundred forty-eight and one-tenth feet (148 and 1/10 feet) to the place of BEGINNING.

As described in Mortgage Book 2216 Page 8019  
Being Known As: 35 Lower Lake View Dr, East Stroudsburg, PA 18301

TAX CODE: 09/7/2/6  
PIN NO.: 09733404603072

TITLE TO SAID PREMISES IS VESTED IN Kirk A. Radick and Lauren L. Radick, husband and wife by deed from Trindade Gutierrez, a single individual dated 10/21/2003 recorded 10/22/2003 in Deed Book 2171 Page 5491.

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

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

## MONROE LEGAL REPORTER

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  
AMY GLASS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8057 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 No. 279, Section D, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18 at pages 101, 103 and 105.

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

PARCEL NO. 03/8B/2/82  
PIN NO. 03635815622513

TITLE TO SAID PREMISES IS VESTED IN Brian Rodriguez by deed from Kenneth Prokop and J. Ronda Prokop, husband and wife dated May 30, 2007 and recorded June 5, 2007 in Deed Book 2307, Page 1262.

Being Known As: 1432 Woodland Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8080 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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  
PREMISES "A"

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

BEGINNING at a point on the West side of Juniper Road a corner common to Lots T-3 and T-4; thence along the West line of Juniper Road North 18 degrees 42 minutes West 100 feet more or less to a point, a corner common to Lots T-2 and T-3; thence along Lot T-2, South 71 degrees 18 minutes West 150 feet more or less to a point; thence South 18 degrees 42 minutes East 100 feet more or less to a point, a corner common to Lots T-3 and T-4 and T-5; thence North 71 degrees 18 minutes West 150 feet more or less to the place of BEGINNING.

BEING known as Lot #3 in Block "T" on map of development known as Sun Valley.

Being Pin No. 02/6330/03/04/8772

Parcel No. 02/15/2/61-19

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

BEGINNING at the northeast corner of Pine Road and Juniper Road both roads being 24 feet wide; thence along the West line of Juniper Road North eighteen degrees forty-two minutes West one hundred feet, more or less, to a corner of Lot No. T-3; thence along the same South seventy-one degrees eighteen minutes West one hundred fifty feet to a point; thence South eighteen degrees forty-two minutes East one hundred seventy-five feet, more or less, to a point on the North line of Pine Road, first above mentioned; thence along the said North line North fifty-two degrees thirty-five minutes East one hundred seventy feet, more or less, to the place of BEGINNING.

Being Lot No. 4 i Block "T", on map of development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July, 1952.

Being Pin No. 02/6330/03/04/9612

Parcel No. 02/15/2/61-10

TITLE TO SAID PREMISES IS VESTED IN Christian H. Jones by deed from THOMAS E. MICHAEL AND DINA C. MICHAEL, dated February 1, 2007 and recorded February 15, 2007 in Deed Book 2296, Page 7243.

Being Known As: 1808 Juniper Road, Effort, Chestnuthill, Monroe County, PA 18330

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

**CHRISTIAN H. JONES**

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

## 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  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8089 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 76, Section B, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965", and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book Vol. 9, page 103, a revision of said plotting being recorded in the aforesaid office in Map Book Vol. 29, page 21.

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

PARCEL NO. 09/13A/1/41  
PIN NO. 09731604927142

TITLE TO SAID PREMISES IS VESTED IN John E. Cercena by deed from GREGORY P. JONES AND ANN M. JONES, HUSBAND AND WIFE dated January 28, 2000 and recorded February 4, 2000 in Deed Book 2074, Page 9054.

Being Known As: 76b Little Bear Lane, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN E. CERCENA

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8108 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 lots situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 706, Section I, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, in Plot Book No. 16, page 49.

BEING THE SAME PREMISES which Lots and Lots of Lots, Inc. by virtue of Deed dated January 30, 1989 and recorded in the Monroe County Recorder of Deeds office in Record Book Volume 1664, Page 1250, granted and conveyed unto Wilbur T. Gaynor and Antoinette M. Gaynor, his wife.

Tax Identification No.: 3/4B/1/110

Assessment No.: 03-6357-04-90-9716

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTOINETTE M. GAYNOR AND WILBER T. GAYNOR, H/W

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FÄRERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage

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Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8259 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 State of Pennsylvania, known as Lot No. 7 of Owl Hollow as shown on a map recorded in Plot Book 62, Page 379.

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

As described in Mortgage Book 2311 Page 481 Being Known As: 7 Owl Hollow Drive, (Township of Pocono), Tannersville, PA 18372

TAX CODE: 12/87889

PIN NO.: 12638303016221

TITLE TO SAID PREMISES IS VESTED IN Mohamed A. Alli, single by deed from Andrzej Paszkowski and Beata Paszkowski, his wife dated 07/17/2007 recorded 07/17/2007 in Deed Book 2311 Page 478.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BEATA PASZKOWSKI ANDRZEJ PASZKOWSKI**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8287 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 No.521, Section J, as shown on map of a Pocono Country Place on file in the Recorder's office at Stroudsburg, Pennsylvania in Plot Book No. 22 at Pages 11, 13, 15 & 17.

BEING THE SAME PREMISES which David L. Nunno and Angela M. Nunno, by deed dated 09/09/2004 and recorded 09/21/2004 in Book 2202 Page 5545 conveyed to Sunalem Sepulveda.

Property address: J 521 Deerwood Drive, Tobyhanna, PA 18466

Pin #: 03-6359-15-52-2993

Tax Code #: 3/9C/1/381

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUNALEM SEPULVEDA MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8381 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Northeasterly line of Mountainside Drive, said iron being the most southerly corner of a Lot 8 as shown on map entitled "Plotting II, Hidden Hills at Cherry Valley, dated 10 February 1989 and revised January 1990; thence along Lot 8, No 45 degrees 51'35" E (a radial line to the fourth hereinafter described curve), 512.30 feet to an iron in line of lands now or late of Vintage Homes, Inc., as shown on said map; thence along said lands now or late of Vintage Homes, Inc. S. 34 degrees 00'12" E, 471.61 feet to an iron on the northerly line of Hillcrest Drive; thence along the northerly line of Hillcrest Drive, S. 55 degrees 59'48" W, 116.24 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 50 feet and an arc length of 34.96 feet to an iron, a point of tan-

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gency; thence along the same on a curve to the left having a radius of 350 feet and an arc length of 76.89 feet to an iron, a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet and an arc length of 49.89 feet to an iron, a point of reverse curvature on the northerly line of Mountainside Drive; thence along the northerly line of Mountainside Drive on a curve to the left having a radius of 175 feet and an arc length of 58.24 feet to the place of BEGINNING.

CONTAINING 3.625 acres, more or less.  
BEING Lot No. 7 as shown on said map.  
PARCEL NO. 17/119975  
PIN NO. 17731000202855

TITLE TO SAID PREMISES IS VESTED in Robert W. Leach by deed from RUSSELL NOHEJL AND LINDA NOHEJL, HIS WIFE dated October 10, 2001 and recorded October 11, 2001 in Deed Book 2106, Page 2420 Instrument #200159863.  
Being Known As: 7 Hidden Hill @ Cherry Valley, Stroudsburg, Stroud, Monroe County, PA 18360

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT W LEACH UNITED STATES OF AMERICA

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8605 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Number 94, Section E, Penn Estates, as shown on plan of lots on file in the Recorder's Office in and for Monroe County, Pennsylvania, in Plot Book Volume 32, Pages 123 and 125.

TITLE TO SAID PREMISES VESTED in Steve K. Darkwah, single, by Warranty Deed, given by Diana E. Nichols-Reid and Donovan Reid, husband and wife, Nigel J. Nichols, single, Marian Nichols, single,

and Collin W. Howell, single, dated 8/2/2005 in Book 2235, Page 4631, Instrument #200543971.

TAX CODE: 17/15E/1/94

TAX PIN: 17638204937653

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVE K. DARKWAH

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8655 CIVIL 2004, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 NO. 1  
ALL THAT CERTAIN, lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania and Being Lot No. 1, in Block No. 2, Unit No. 3, as shown on Plot of Monroe Lake Shores, Monroe County, Pennsylvania, which plotting is filed in the Office of Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 8, Page 104, reference being made thereto for a more particular description of the lot herein conveyed.  
PARCEL NO. 2

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania and Being Lot No. 2, in Block No. 2 of Unit No. 3, as shown on Plot of Monroe Lake Shores, Monroe County, Pennsylvania, which plotting is filed in the Office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 8, page 100, reference being made thereto for a more particular description of the lot herein conveyed.  
PARCEL NO. 3

ALL THOSE CERTAIN lots or pieces of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania and being Lot No. 3, in Block No. 2, of Unit No. 3, as shown on Plot of Monroe Lake Shores, Monroe County, Pennsylvania, which plotting is filed in the Office of the Recorder of Deeds, in and for the

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County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 8, page 104, reference being made thereto for a more particular description of the lot herein conveyed.

TITLE TO SAID PREMISES VESTED IN Angele Deodato, by Deed from Elizabeth S. Schwemmer, an unmarried woman dated 03/06/2003, recorded 03/11/2003 in Book 2147, Page 192.

PARCEL NO. 1

TAX CODE: 09/14B/3-2/1  
TAX PIN: 09731502863671

PARCEL NO. 2

TAX CODE: 09/14B/3-2/2  
TAX PIN: 09731502864637

PARCEL NO. 3

TAX CODE: 09/14B/3-2/3  
TAX PIN: 09731502863634

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8671 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 204, Section A, Penn Estates, as shown on a plan of lots recorded in the office of the Records of Deeds in and for the County of Monroe, in Plat Book Volume 31, Pages 61, 65.

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

TITLE TO SAID PREMISES VESTED IN Kevin Daniel Fahey, by Deed from Laura Irish and Georgeann Moses, dated 09/01/1998, recorded 09/02/1998 in Book 2052, Page 9095.

TAX CODE: 17/15A/2/208  
TAX PIN: 17-6392-01-46-7167

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN DANIEL FAHEY**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8679 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 117, Section Four, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, in Plot Book No. 17, Page 39.

BEING the same premises which West and Carol Lyn West, h/w, by deed dated December 26, 198 and recorded December 28, 1990 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume/Page 1763-1190, granted and conveyed unto Anthony C. Costa and Patricia Costa, husband and wife, mortgagor(s) herein.

Being Known As: 153 Lake of The Pines, East Stroudsburg, PA 18301

TAX CODE: 09/4C/4/133  
PIN NO.: 09734404535004

TITLE TO SAID PREMISES IS VESTED IN Anthony C. Costa and Patricia A. Costa, husband and wife by deed from Michael West and Carol Lynn West, husband and wife and Kenneth S. West, Single dated 12/25/1990 recorded 12/28/1990 in Deed Book 1763 Page 1190.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY C. COSTA  
PATRICIA A. COSTA**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMY GLASS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 869 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lots Nos. 54 and 55 on a certain map or plan of lots entitled 'Subdivision of Winona Lakes, Section 6, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, PA, dated March 3, 1972 and revised April 6, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch - 100 feet, recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 16, Page 85.

CONTAINING Lot 54, 24,062 square feet more or less; Lot 55, 21,000 square feet, more or less.

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

TITLE TO SAID PREMISES VESTED IN Nelson R. Santiago and Nilsa Nunez, as joint tenants with the right of survivorship and not as tenants in common, by Deed from David H. Knepper and Wendy Knepper, h/w, dated 09/12/2006, recorded 09/20/2006 in Book 2281, Page 5140.

TAX CODE: 09/6C/2/20

TAX PIN: 09733402867705

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NELSON R. SANTIAGO NILSA NUNEZ

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

Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8868 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 and premises, situate, lying and being in the Township of Pocono, in the County of Monroe and State of Pennsylvania, more particularly described herein.

BEING LOT NO. 18, Block B, as shown on map or plot of subdivision known as Crescent Lake and Resort filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pa., in and for the County of Monroe in Plot Book Vol. 8, page 133.

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

TITLE TO SAID PREMISES VESTED IN Jessica Zimorowicz and Michael Zimorowicz, w/h, by Deed from Gregory Pioch, a married man, dated 12/13/2006, recorded 12/19/2006 in Book 2291, Page 912. The said Jessica Zimorowicz died 7/8/10, vesting sole title to the property in Michael Zimorowicz as surviving tenant by the entirety.

TAX CODE: 12/16A/1/87

TAX PIN: 12635301098636

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.

## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8923 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Commonwealth of Pennsylvania, being Lot 332, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Pages 101, 107, and 109.

Being Known As: 5063 Carol Terrace, Tobyhanna, PA 18466

TAX CODE: 03/9A/1/167  
PIN NO.: 03635811763771

TITLE TO SAID PREMISES IS VESTED IN Tosba Neilly-Barrios and Carlos Barrios, husband and wife, and Jean Neilly, single by deed from Cornell Kelly and Della F. Kelly, husband and wife dated 08/29/2003 recorded 10/14/2003 in Deed Book 2170 Page 5878.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CORNELL KELLY  
DELLA F. KELLY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FLALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8997 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, JULY 25, 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 piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, designated as Lot No. 210, Section No. 4, on a map entitled "Map of Final Plan, Section Four, the Birches West", recorded in Plot Book Volume 41, page 21, further bounded and described as follows, to wit:

BEING Lot No. 210, The Birches West.

TAX CODE #2/14F/2/61

PIN #02634001080190

BEING the same premises which Brian D. Emerich and Deborah A. Wenger, by Deed dated January 31, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County on February 15, 2007 in Deed Book Volume 2296, Page 6700, granted and conveyed unto John Morgan and Lenarose Morgan.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN MORGAN  
LENAROSE MORGAN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8999 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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. 1 as shown on the Final Plan of Edgewood Acres, Section II, as recorded in Map Book 60, Page 407, in the Recorder of Deeds Office in and for the County of Monroe, located along the southerly side of thirty-three (33) feet wide Township Road No. 375, leading from Trachsville to Township Road No. 356, in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

## MONROE LEGAL REPORTER

BEGINNING at a rail spike set in the Northerly portion of Township Road No. 375, leading from Trachsville to Township Road #356, said spike also marking the southeast corner of remaining lands of Perma Smith, Minnie Deens, Ida Peter and Lewis J. Leiby in Deed Book Volume 358, Page 460 and being the Southeast corner of the herein-described Lot No. 1; thence extending along the Easterly side of lands now or formerly of Perma Smith and Minnie A. Deens and heirs, North six (06) degrees fifty-seven (57) minutes eight (08) seconds East passing through a concrete monument set at twenty-five (25.00) feet, a total distance of six hundred eighty and ninety-four hundredths (680.94) feet to a concrete monument set; thence extending along property now or formerly of Leah A. Leiby, in Deed Book Volume 373, at Page 747, North fifty-nine (59) degrees forty-three (43) minutes fifty-five (55) seconds East one hundred forty-one and forty-three hundredths (141.43) feet to an iron axle found; thence extending along the southerly side of forty (40) feet wide Elm Lane, being Lot No. 7, property of Salvatore Pisani and Genevieve Pisani, his wife, in Deed Book Volume 1343, at Page 96, South fifty-one (51) degrees twenty-one (21) minutes thirty-five (35) seconds East seventy (70.00) feet to an iron pin set; thence extending along the westerly side of Lot No. 2, South eight (08) degrees five (05) minutes fifty-one (51) seconds West passing through an iron pin set at seven hundred sixteen and fifty-eight hundredths (716.58) feet, a total distance of seven hundred forty-one and seventy-nine hundredths (741.79) feet to a rail spike set in Township Road No. 375; thence extending through Township Road No. 375, along a curve to the left with a radius of ten hundred forty-three and ninety-nine hundredths (1043.99) feet, a central angle of eight (08) degrees forty (40) minutes sixteen (16) seconds, and an arc length of one hundred fifty-eight (158.00) feet to the place of BEGINNING.

CONTAINING 2.7866 acres of land, excepting to Polk Township 0.0908 acres of land for right-of-way of the existing and proposed extended right-of-way of Township Road No. 375, leaving a net area of 2.6858 acres.

TITLE TO SAID PREMISES VESTED by Deed, dated 7/16/2009, given by Carol A. Evers, executrix of the Estate of Evelyn B. Doherty, deceased to Darrin Feerick, single, and Brenda R. Stevens, single, as joint tenants with the right of survivorship and not as tenants in common, and recorded 7/20/2009 in Book 2356, Page 9229 and by Instrument #200917837.

TAX CODE: 13/115976  
TAX PIN: 13621600993670

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARRIN FEERICK BRENDA R. STEVENS

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

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

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

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

PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9237 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a found pipe on the northwesterly line of Birch Road a common corner of Lot No. 37 and Lot No. 35, Block 2, as shown on a plan titled 'Pocono Lakeshore, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, plan of lots Unit 1' dated July 10, 1958, and recorded July 23, 1958, in Plot Book Vol. 8A, Page 95; THENCE along the northwesterly line of Birch Road South thirty two (32) degrees no minutes West one hundred ten (110) feet to a set pipe; THENCE by Lot No. 41 North fifty-eight (58) degrees no minutes West ninety-five (95) feet to a pin; THENCE by Lot No. 38 and by Lot No. 36 North thirty two (32) degrees no minutes East one hundred ten (110) feet to a found pipe; THENCE by Lot No. 35 South fifty eight (58) degrees no minutes East ninety five (95) feet to the place of BEGINNING. CONTAINING 10,450 square feet more or less.

BEING Lots Nos. 37 and 39, Block 2, Unit 1, as shown on the above mentioned plan.

TOGETHER with and UNDER AND SUBJECT to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT to all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED by Special Warranty Deed, dated 5/18/2007, given by Eric Rivera and Eleanor Garafola-Rivera to Ariel Rojas, their successors and/or assigns and recorded 5/24/2007 in Book 2306, Page 1803, and by Instrument #200720315.

TAX CODE: 9/14A/1-2/37

TAX PIN: 09731502859321

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

# MONROE LEGAL REPORTER

JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9295 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Tobyhanna, County of Monroe and State of Pennsylvania, known as Lot No. 5121, Section C II B, as shown on plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, in Plot Book Volume 16, page 103.

TITLE TO SAID PREMISES VESTED IN Gloria Camacho, by Deed from Meadow Creek, Inc., a PA Corporation, dated 12/06/2005, recorded 12/07/2005 in Book 2250, Page 8640. corrective deed granted by Gloria Camacho to Gloria Camacho dated 9/30/2008 and recorded 10/02/2008 in Book 2342 at page 9214.

TAX CODE: 19/3H/1/2

TAX PIN: 19634401362557

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9467 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, JULY 25, 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 message and lot or piece of land, situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the Westerly line of the Analomink Road, and corner also of Lot No. 14, as shown on Plan of Lots, surveyed for Joseph Zacharias, located in Stroud Township, Monroe County, Pennsylvania, by H.E. Frankenfeld, C.E., April 19, 1922, thence along the Westerly line of said Analomink Road North 25 degrees 55 minutes West 45 feet to a post, corner of Lot No. 12; thence along Lot No. 12 South 64 degrees 5 minutes West 150 feet to a post in the Easterly line of a 15 foot alley; thence along the Easterly line of said alley South 25 degrees 55 minutes East 45 feet to a post, corner of Lot No. 14; thence along Lot No. 14 North 64 degrees 5 minutes East 150 feet to the place of BEGINNING. UNDER AND SUBJECT to the conditions, covenants, restrictions and easements which may be found in the chain-of-title.

UNDER AND SUBJECT to the express condition that the party of the second part, his heirs or assigns, shall not and will not erect, or cause to be erected, any building or other structure, within 20 feet of the front line along the Analomink Road on the above described property. Provided, however, that the above condition shall not refer to any open porch, stoops, piazzas, bay or ariel windows, shrubs or ornamental trees which the party of the second part, his heirs or assigns, may build or plant thereon; and upon the further condition that no dwelling house costing less than \$2500.00 to build, shall be erected on the premises hereby conveyed.

TITLE TO SAID PREMISES VESTED IN Donald E. Decker, Jr., unmarried, by Deed from Lisa Greer, unmarried, dated 07/06/2007, recorded 07/20/2007 in Book 2311, Page 2792.

TAX CODE: 17/5/1/79

TAX PIN: 17730114442316

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DONALD E. DECKER A/K/A**

**DONALD E. DECKER, JR.**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

## 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 9569 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 124, 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 35.

UNDER AND SUBJECT to the restrictions as appears in the aforementioned deed.

Being Tax Map No. 2/14E/1/90  
Parcel #(s): 2/14E/1/90

EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: None.

As described in Mortgage Book 2178 Page 5894.  
Being Known As: 124 Blue Ridge Drive, Effort, PA 18330

TAX CODE: 02/14E/1/90  
PIN NO.: 02633002892444

TITLE TO SAID PREMISES IS VESTED IN John E. Reynolds and Linda Reynolds, husband and wife by deed from Thomas Bailey, III, a married individual dated 04/30/2001 recorded 05/08/2001 in Deed Book 2095 Page 9333.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THOMAS BAILEY, III**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9613 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in concrete, the Northeast corner of the herein described tract and also being the westerly most corner of a 5.077 acre tract of Roy K. Erickson; thence along the westerly line of the said Roy K. Erickson South 18 degrees 26 minutes 20 seconds East 457.72 feet to an iron pipe in concrete, said pipe being along the Northerly line of a 40 feet wide access road leading to Township Route Number 437; thence along the Northerly line of the said 40 feet wide access road South 62 degrees 12 minutes 23 seconds West 200.00 feet to an iron pin; thence running through the lands of the grantor hereof North 18 degrees 44 minutes 56 seconds West 490.76 feet to an iron pin, said pin being along the south line of a 5.127 acre tract being Lot #2 of 'Rustic Estates'; thence along the said Lot #2 North 71 degrees 42 minutes 00 seconds East 200.00 feet to the place of BEGINNING.  
CONTAINING 2.1634 acres.

UNDER AND SUBJECT to the covenants set forth in Monroe County Map Book 13, Page 95.

TITLE TO SAID PREMISES VESTED BY Special Warranty Deed, dated 4/7/2008, given by Steven M. Walsh, a/k/a Steven A. Walsh, married, to Steven A. Walsh, married and recorded 4/15/2008 in Book 2331, Page 4172, Instrument #200811254.

TAX CODE: 13/12/1/6-15  
TAX PIN: 13621800354230

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN A. WALSH  
A/K/A STEVEN M. WALSH**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9615 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 2013**

## MONROE LEGAL REPORTER

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

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

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 45, Section 'D' as shown on 'Plotting of lots of POCONO WILD HAVEN ESTATES, INC., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.', as recorded in Monroe County, Pennsylvania, Plot Book 11, Page 43.

UNDER AND SUBJECT to all the rights, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as appear of record.

**TITLE TO SAID PREMISES IS VESTED IN** Cheryl Green and Dwayne Green, her husband, by Deed from David J. Marsack and Debra Ann Marsack, his wife, dated 11/21/2005, recorded 12/02/2005 in Book 2250, Page 1275. Cheryl Green was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Cheryl Green's death on or about 5/26/2010, her ownership interest was automatically vested in the surviving tenant by the entirety, Dwayne Green.

TAX CODE: 09/18A/2/53

TAX PIN: 09731503011239

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DWAYNE GREEN A/K/A DUANE GREEN**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9702 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No.

7102, Section M-1 (erroneously recited in previous deeds as Section M) as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book 16, Page 43.

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

**TITLE TO SAID PREMISES VESTED IN** Robert A. Del Rosario, by Deed from Ladys S. Nunez, single, dated 01/26/2007, recorded 01/30/2007 in Book 2295, Page 1000.

TAX CODE: 03/112837

TAX PIN: 03635703308021

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT A. DEL ROSARIO A/K/A ROBERTO DEL ROSARIO**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9709 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. RT-133, of Ridge Top Village, Shawnee village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated March 6, 1998 and recorded on October 14, 1998, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2054 at Page 7358 unto Ronald Howard and Johnnie Mae Howard.

## MONROE LEGAL REPORTER

Being part of Parcel No. 16/88134/U133 and Pin No. 16732101491105U133  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RONALD HOWARD JOHNNIE MAE HOWARD**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
 A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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. DURNLEY,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9717 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 interest in land situate in **Smithfield township**, Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. RT-156, of Ridge Top Village, Shawnee village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which mellon Bank, N.A., Successor Trustee, to Security Bank and Trust Company, Trustee, granted and conveyed by deed dated May 6, 2005 and recorded on May 13, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2225 at page 3806 unto Yolande D. Brown.  
 BEING part of Parcel No. 16/110436 and Pin No. 16732102592100U156

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: YOLANDE D. BROWN**

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

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

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

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

Sheriff's Office  
 Stroudsburg, Penna.  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9718 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 34 of Unit No. RT-185, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee, to Security Bank and Trust company, Trustee, granted and conveyed by deed dated February 18, 2004 and recorded on July 9, 2004, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2195 at page 8204 unto Belinda Barnes and William Whaley.

Being part of Parcel No. 16/110475 and Pin No. 16732102593691U185

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BELINDA BARNES WILLIAM WHALEY**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

## MONROE LEGAL REPORTER

JEFFREY DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9721 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 with the buildings and improvements thereon erected, situate in **Pocono Township**, Monroe County, Pennsylvania and described as follows to wit:

**BEGINNING** at an interior point, which interior is measured North 70 degrees, 10 minutes, 00 seconds East the distance of 745.88 feet more or less from a point in the centerline of the bed of Cranberry Road (33 feet wide)(T-496 which point is measured South 21 degrees, 38 minutes 13 seconds East along the said center line of the Cranberry Road (T-496) the distance of 200 feet more or less from a point on the Southwesterly side of Buck Valley Drive (extended); thence extending from said interior point of beginning North 70 degrees, 10 minutes, 00 seconds East the distance of 422.52 feet more or less to a point; thence extending South 4 degrees, 11 minutes, 38 seconds West the distance of 273.60 feet more or less to a point; thence extending South 70 degrees, 11 minutes, 7 seconds West the distance of 311.11 feet more or less to a point; thence extending North 19 degrees, 50 minutes, 00 seconds West partly along the Northeastly end of a 20 feet wide private access street (which extends Southwestwardly into said Cranberry Road)(T-496) the distance of 249.80 feet more or less to a point, being the first mentioned point and place of **BEGINNING**; **BEING** Lot No. 3, lands of T. Upton and Avolee M. Cleary as in Plot Book 60 page 170.

**TOGETHER WITH** the use of a twenty foot right of way which runs along the northwesterly lines of Lots 1 and 2 of lands of T. Upton cleary as shown in Plot Book Volume 60 page 170.

**AND ALSO ALL THAT CERTAIN** tract or parcel of land situate off Cranberry Road, Pocono Township, Monroe County, Pennsylvania, as shown on a Minor Subdivision Plan, prepared by All County and Associates, Inc. dated July 11, 2005, being more fully bounded and described as follows, to wit:

**BEGINNING** at a concrete monument, a corner of lands of John E. Nelson of the aforementioned subdivision in line of lands of Elvio Alvarado; **THENCE** from said point beginning leaving said lands of John E. Nelson, a distance of 380.74 feet to an iron pin in line of lands of Pocono Township; thence leaving said lands of Alvarado along said lands of Pocono Township the two courses and distances as follows: 1) south 85 degrees 51 minutes 00 seconds East, a distance of 285.80 feet to a point; 2) South 04 degrees 29 minutes 46 seconds West 357.70 feet to an iron pin, a corner of lands of Robert Papile; thence leaving said lands of Pocono Township along said lands of Papile South 70 degrees 11 minutes 37 seconds West, a distance of 469.36 feet to an iron pin, a corner of lands of Michael C. & Jill E. Brong; thence leaving said lands of Papile along said lands of Brong, North 22 degrees 45 minutes 00 seconds

West, a distance of 471.81 feet to the first mentioned point of **BEGINNING**.

**CONTAINING** 5.60 acres or land, more or less. **UNDER AND SUBJECT** to restrictions, conditions and easements as of record.

**PARCEL NO.** 12/112/433

**PIN NO.** 12638200520944

**TITLE TO SAID PREMISES IS VESTED** IN Robert F. Papile and Christine R. Papile, husband and wife, by deed from Robert J. Papile dated October 20, 2006 and recorded October 26, 2006 in Deed Book 2285, page 5839 Instrument #200646005.

**Being Known As:** 3 Cranberry Road, Stroudsburg, Pocono, Monroe County, PA 18960

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT F. PAPILE  
CHRISTINE PAPILE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9724 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-102, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Continental Bank, Successor Trustee pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc., said Agreement dated November 14, 1991, granted and conveyed by deed dated September 13, 1995 and recorded on November 28, 1995, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record

# MONROE LEGAL REPORTER

Book Volume 2020 at Page 4531 unto Howard L. Loney.  
Being part of Parcel No. 16/88103/U102 and Pin No. 16732101385933U102

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HOWARD L. LONEY

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9884 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situated in the **Borough of East Stroudsburg**, Monroe County and Commonwealth of Pennsylvania being Townhouse Building C, Unit No. 13, as more particularly shown on the plot of lands of the Grantor, known as East-Way Garden Community and recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, on a map recorded in Plot Book Volume 57, page 18, and being a portion of the premises which Donald Griffin and Kenneth Maula by their deed dated the 7th day of January, 1985, recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 1434, at page 774, granted and conveyed unto the Grantor herein-before named.

TO HAVE AND TO HOLD under and subject, as aforesaid, to the said premises, with all and singular the appurtenances unto the said Parties of the Second Part, their heirs and assigns forever,  
PARCEL No. 05-5/2/16/2-24  
PIN: 05730112863114C13

TITLE TO SAID PREMISES IS VESTED IN David A. Clarkson, Jr. and Nicole L. Clarkson, husband and wife, by deed from IRVING LANE FLETCHER, SINGLE PERSON dated March 28, 2006 and recorded October 2, 2006 in Deed Book 2282, Page 8659.  
Being Known As: 250 Harris Street, Unit C13, East Stroudsburg, Borough of East Stroudsburg, Monroe County, PA 18301

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID A. CLARKSON, JR.

NICOLE L. CLARKSON

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - June 28; July 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9980 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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, parcel or tract of land, situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, known as Lot #113, on a Subdivision Plan of Section 4, Pine Hill Park, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 to 83.

PARCEL NO. 10/2A/1/21  
PIN NO. 10636617101740

TITLE TO SAID PREMISES IS VESTED IN Bartholomew Fiore by deed from RITA LUCK N/B/M RITA SMITH AND DAVID A. SMITH, HER HUSBAND dated November 27, 2000 and recorded November 29, 2000 in Deed Book 2087, Page 8275.

Being Known As: 113 Brookville Terrace, Mount Pocono, Monroe County, PA 18344

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

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
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suant to Rule 301(e), Pa.R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

Elaine M. Bixler  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

PR - June 28

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9991 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 25, 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 situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 54, Section A, Plotting No. 1, Leisure Lands, Inc, 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 9, Page 103.

TITLE TO SAID PREMISES VESTED IN Kevin B. Lasch, by Deed from Federal Home Loan Mortgage Corporation, dated 10/23/2002, recorded 11/21/2002 in Book 2137, Page 4777.

TAX CODE: 9/13A/1/110  
TAX PIN: 09732603034290

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN B. LASCH**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - June 28; July 5, 12

### **PUBLIC NOTICE TRANSFER TO INACTIVE STATUS**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated June 12, 2013, **WILLIAM HENRY ROBINSON JR.** has been transferred to inactive status, effective immediately, pur-