

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 10694 cv 13**

Green Tree Servicing LLC

v.

John M. O'Connor, Jr., known surviving heir of John Malachi O'Connor, deceased mortgagor and real owner, Katie McNamara, a/k/a Katie O'Connor, known surviving heir of John Malachi O'Connor, deceased mortgagor and real owner, and All unknown surviving heirs of John Malachi O'Connor, deceased mortgagor and real owner

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

TO: John M. O'Connor, Jr., known surviving heir of John Malachi O'Connor, deceased mortgagor and real owner

Your house (real estate) at 609 Buttercup Lane, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on July 30, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$70,308.20 obtained by Green Tree Servicing LLC against you.

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

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

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

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

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

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

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

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

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

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

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

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

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

7. You may also have other rights and defenses, or

ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Suite 1400

Philadelphia, PA 19109

215-790-1010

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 1292-CV-12**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-82, Mortgage Pass-Through Certificates, Series 2005-82

v.

Jose L. Hernandez and Maureen J. Dohm

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

TO: Jose L. Hernandez

Your house (real estate) at 79 Robin Lane, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on March 26, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$172,983.70 obtained by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-82, Mortgage Pass-Through Certificates, Series 2005-82 against you.

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

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

1. The sale will be canceled if you pay to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-82, Mortgage Pass-Through Certificates, Series 2005-82 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

2. You may be able to petition the Court to set aside

the sale if the bid price was grossly inadequate compared to the value of your property.

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

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

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

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

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 1940 CV 2012**

**BANK OF AMERICA, N.A.**

v.  
Jenny M. Malave, Monica N. Salazar, Scott A. Capizzi, Unknown Surviving Heirs of Marivel Salazar AKA Marivel Malave, Deceased Mortgagor and Real Owner, and Marivel Salazar AKA Marivel Malave

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

**TO: Unknown Surviving Heirs of Marivel Salazar AKA Marivel Malave, Deceased Mortgagor and Real Owner**

Your house (real estate) at 12 Church View, Jackson Township, Pennsylvania 18352 is scheduled to be sold at Sheriff's Sale on April 30, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$218,350.99 obtained by BANK OF AMERICA, N.A. against you.

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

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

1. The sale will be canceled if you pay to BANK OF AMERICA, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe,

Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

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

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

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

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

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

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 2013-07487**

BAC Home Loans Servicing LP

v.

Brenda Kay Brown and Daniel L. Brown  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: Daniel L. Brown

Your house (real estate) at 5035 Chipperfield Drive, Stroudsburg, Pennsylvania 18360 is scheduled to be sold at Sheriff's Sale on May 28, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$142,522.30 obtained by BAC Home Loans Servicing LP against you.

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

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

1. The sale will be canceled if you pay to BAC Home Loans Servicing LP the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

**MATION ABOUT HIRING A LAWYER.**

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

**FIND A LAWYER PROGRAM  
ASSOCIATION DE LICENCIADOS**

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

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

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 2893-CV-14**

HSBC Bank, USA, N.A.

v.

Walter Van Ness

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

TO: Walter Van Ness

Your house (real estate) at 1222 Cambell Way, f/k/a 514 Cambell Way, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on August 27, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$112,641.26 obtained by HSBC Bank, USA, N.A. against you.

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

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

1. The sale will be canceled if you pay to HSBC Bank, USA, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street, P.O. Box 786  
Stroudsburg, PA 18360  
(570) 424-7288**

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

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY**

**Number 7785 CV 2012**

Nationstar Mortgage LLC

v.  
Milan Zavoda

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

**TO: Milan Zavoda**

Your house (real estate) at 450 F Marvin Gardens, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on August 27, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$147,184.55 obtained by Nationstar Mortgage LLC against you.

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

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

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out

the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Monroe County Bar Association  
Find a Lawyer Program**

**913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
(570) 424-7288**

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

PR - Feb. 13

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 9876CV2010**

Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. v.

Thomas Ridley

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

**TO: Thomas Ridley**

Your house (real estate) at 8 Greenwood Court aka 123 Greenwood Court, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on August 27, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$268,336.72 obtained by Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. against you.

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

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

1. The sale will be canceled if you pay to Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

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

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

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

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out

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

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

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Association, Find a Lawyer Program,

913 Main Street, P.O. Box 786  
Stroudsburg, PA 18360  
(570) 424-7288

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

PR - February 13

**PUBLIC NOTICE  
COMPLAINT  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
43rd JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3809 CIVIL 2014**

Blue Mountain Lake Club  
Plaintiff

vs.

Miguel Castro and Fanny Castro  
Defendants

**TO: MIGUEL CASTRO**

You are hereby notified that on May 8, 2014, Plaintiff, Blue Mountain Lake Club, filed a Complaint, which was endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to Number 3809 CIVIL 2014, wherein Plaintiff alleged, in essence, as follows:

1. Plaintiff is the owner of the roads and common areas of Blue Mountain Lake Club, a residential subdivision in Monroe County, Pennsylvania.

2. Plaintiff performs regular maintenance upon the roads and common areas of Blue Mountain Lake Club.

3. Defendants are the owners of Lot No. 369 in Blue Mountain Lake Club.

4. Defendants as owners of Lot No. 369 were invoiced for dues, assessments and various charges and have refused and neglected to pay the amounts invoiced.

WHEREFORE, Plaintiff has requested that the regular Court enter judgment in favor of the Plaintiff, Blue Mountain Lake Club, and against Defendants Miguel Castro and Fanny Castro in the amount of Sixteen Thousand Nine Hundred Forty-Nine Dollars and Eighty-Eight Cents (\$16,949.88) plus interest at the rate of fifteen percent (15%) from March 27, 2014 pursuant to the Uniform Planned Community Act, and costs of suit, plus all attorneys fees pursuant to the Uniform Planned Community Act.

Plaintiff has made a diligent search and inquiry, and the Defendants have avoided service of the Complaint.

WHEREUPON, Plaintiff filed a Motion in the Court of Common Pleas of Monroe County and the Court ordered that the above Notice to you be served by publication as provided by the Pennsylvania Rules of Civil Procedure.

You are hereby notified to appear and plead to the said Complaint within TWENTY (20) days after the publication of this Notice, or default judgment may be entered against you.

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

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

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

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

**KEVIN A. HARDY  
ATTORNEY AT LAW, P.C.**

Kevin A. Hardy, Esquire  
 Attorney for Plaintiff  
 I.D. # 62273  
 P.O. Box 818  
 Stroudsburg, PA 18360

without you and a decree of divorce may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; (570) 424-7288; (570) 424-8234 (FAX)

PR - Feb. 6, Feb. 13

PR - Feb. 13

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 CASE NO. 6882 CV 2014  
 MONROE**

Federman & Associates, LLC  
 By: Thomas M. Federman, Esq., ID No. 64068  
 By: Danielle Boyle-Ebersole, Esq., ID No. 81747  
 By: Paul J. Fanelli, Esq., ID No. 313157  
 305 York Road, Suite 300  
 Jenkintown, PA 19046  
 (215) 572-5095

**ATTORNEY FOR PLAINTIFF**  
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22  
 Plaintiff

v.  
**DANIEL STRINGER**  
**MARIANNE STRINGER**  
 Defendants  
**TO: DANIEL M. STRINGER, MARIANNE STRINGER, UNITED STATES OF AMERICA (MDPA)**  
**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**  
**PREMISES SUBJECT TO FORECLOSURE: 156 LAKE OF THE PINES, EAST STROUDSBURG, PA 18301**

**NOTICE**

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

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

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

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

PR - Feb. 13

**PUBLIC NOTICE  
 COURT OF COMMON PLEAS  
 OF MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF PA  
 No. 139 DR 2014  
 No. 864 CV 2014  
 ACTION IN DIVORCE**

**KWASI W. JONES,**  
 Plaintiff  
 -vs-  
**ELIZABETH SOLOMON-JONES,**  
 Defendant

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

**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 HENRY A. AHNERT III, IRREVOCABLE LIFE INS TURST DTD 12/31/1995  
 ESTATE OF GLADYS P. STOUT, DECEASED  
 Account of Ronald L. Burskirk, Successor Trustee

**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 2nd day of March 2015, 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 - Feb. 13, Feb. 20

**PUBLIC NOTICE  
 ESTATE NOTICE**

Estate of **ADRIEN A. MORAIS**, late of 3 Village Circle, Apt. 305, Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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.

Paul Morais, Executor  
 3 Christie St.  
 Lodi, NJ 07644

**WILLIAM J. REASER JR., ESQ.**  
 111 NORTH SEVENTH STREET  
 STROUDSBURG, PA 18360

PR - Feb. 6, Feb. 13, Feb. 20

**PUBLIC NOTICE  
 ESTATE NOTICE**

Estate of **BERNARD P. SPANNAGEL**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular



statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Olivia Spannagel  
203 Alpha Drive  
Stroudsburg, PA 18360  
PR - Feb. 13, Feb. 20, Feb. 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF CLARICE B. BAIN, also known as SUE BAIN, Deceased, late of Hamilton Township, Monroe County, Pennsylvania.

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

SUSAN E. CASWELL  
P.O. Box 243  
Scotrun, PA 18355

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

PR - Feb. 13, Feb. 20, Feb. 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Donald Cirincione, deceased  
Late of Coolbaugh Township, Monroe County

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

Sonny J. Cirincione and Carrie Schildknecht,  
Co-Administrators

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

PR - Feb. 13, Feb. 20, Feb. 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF DORIS B. THACKER, late of Stroud Township, Monroe County, Pennsylvania.

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

Executor:  
Louis D. Powlette  
508 Park Avenue  
Stroudsburg, PA 18360

Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

PR - Feb. 6, Feb. 13, Feb. 20

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF DORIS J. BROKAW, late of Polk Township, Monroe County, Pennsylvania, deceased.

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

John A. Brokaw  
PO Box 245  
Kresgeville, PA 18333

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

PR - Jan. 30, Feb. 6, Feb. 13

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Eric Robert Jacobsen, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Linda Jacobsen, Executrix  
609 N. Courtland St.  
East Stroudsburg, PA 18301

PR - Feb. 6, Feb. 13, Feb. 20

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of FRANK M. RANDAZZO, a/k/a FRANK MICHAEL RANDAZZO, a/k/a FRANKIE RANDAZZO, late of Paradise Township, Monroe County, Pennsylvania, deceased.

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

SHIRLEY TABATNECK, Executrix  
34 Lakeshore Road  
Mount Arlington, NJ 07856

Gretchen Marsh Weitzmann, Esq.  
WEITZMANN, WEITZMANN & HUFFMAN, LLC  
Attorneys-at-Law  
700 Monroe Street  
Stroudsburg, PA 18360

PR - Feb. 13, Feb. 20, Feb. 27

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on Sept. 30, 2014.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is Dids Mechanical Inc.

PR - Feb. 13

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **GIUSEPPE DIVETTA**, deceased, late of the Township of Jackson, Monroe County, Pennsylvania. Letters of Administration C.T.A. have been granted to the undersigned, who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

Rita DiVetta, Administratrix  
C/O Brett J. Riegel, Esquire  
Anders, Riegel & Masington LLC  
18 North 8th St.  
Stroudsburg, PA 18360  
(570) 424-1117

PR - February 13, 20, 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **JACK S. MILLER**, Deceased May 30, 2007, of Saylorburg, Monroe County

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

Administrator:  
Richard Miller  
c/o David A. Martino, Esquire  
Route 209, P.O. Box 420  
Brodheadsville, PA 18322

Law Office of  
David A. Martino, Esquire  
PA Route 209, P.O. Box 420  
Brodheadsville, PA 18322

PR - Feb. 6, Feb. 13, Feb. 20

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **LESLEY E. GALBREATH**, late of Dingmans Ferry, Pike County, Commonwealth of Pennsylvania, deceased.

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

Piper Lawrence  
571 Topping Hill Road  
Westfield, NJ 07090  
Attorney:

PETER J. QUIGLEY, ESQ.  
17 N. Sixth St.  
Stroudsburg, PA 18360  
570-421-2350

PR - Feb. 13, Feb. 20, Feb. 27

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **LINDA BERGO a/k/a LINDA ARLENE BERGO**, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

Liana Jean Bergo, Executrix  
496 Laurel Pine Road  
Cresco, PA 18326

Richard E. Deetz, Esq.  
1222 North Fifth Street  
Stroudsburg, PA 18360  
PR - February 13, 20, 27

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Stephen Pavlosky**, late of 121 Williams Lane, Scotrun, Monroe County, Pennsylvania, deceased.

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

Linda Puleo, Executrix  
c/o Daniel M. Corveleyn, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Daniel M. Corveleyn, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - Jan. 30, Feb. 6, Feb. 13

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters of Administration have been granted on the Estate of **Delores E. Heckman**, Deceased, late of Monroe County, who died on Jan. 5, 2015, to Dale Kresge, Personal Representative. 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 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 - Feb. 6, Feb. 13, Feb. 20

**PUBLIC NOTICE  
ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF MARY ANN SCIOLARO**, late of 203 Lake Road, Canadensis, Monroe County, Pennsylvania (died September 17, 2014), to Deanna Sciolaro, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

PR - Jan. 30, Feb. 6, Feb. 13



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

Civil Action: 8396 CV 2014

Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc., Trust 2007-HE7 Mortgage Pass-Through Certificates Series 2007-HE7 c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Mehran Zamani and John Doe, Defendant(s)

TO: **MEHRAN ZAMANI** and **JOHN DOE** (OCCUPANT), Defendant(s), whose last known addresses are 107 Snowshoe Court, Mount Pocono, PA 18344; and 22 White Birch Road South, Pound Ridge, NY 10576.

You have been sued in Ejectment on premises: 107 SNOWSHOE COURT, MOUNT POCONO, PA 18344 by virtue of Sheriff's Sale held on June 26, 2014 by the Sheriff of Monroe County.

**NOTICE**

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

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

Steven K. Eisenberg, M. Troy Freedman, Andrew J. Marley & Edward J. McKee, Attys. for Plaintiff  
STERN & EISENBERG, PC  
The Shops at Valley Sq.  
1581 Main St., Ste. 200  
Warrington, PA 18976  
(215) 572-8111

PR - Feb. 13

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

Civil Action No. 9721 CIVIL 2014

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS16, by its servicer Ocwen Loan Servicing, LLC, Plaintiff vs. Paula L. Staples, Defendant

TO: **PAULA L. STAPLES**, Defendant, whose last known addresses are 3161 Sheriff Lane, East Stroudsburg, PA 18302 and P.O. Box 1030, East Stroudsburg, PA 18301.

You have been sued in mortgage foreclosure on premises: 3161 SHERIFF LANE, EAST STROUDSBURG, PA 18302, based on defaults since August 1, 2013. You owe \$112,218.26 plus interest.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this

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

LAWYER REFERRAL AND  
INFORMATION SERVICE  
Monroe County Bar Assoc.  
913 Main St.,

Stroudsburg, PA 18360

(570) 424-7288, monroebar.org

M. Troy Freedman, Andrew J. Marley, Edward J. McKee & William E. Miller, Attys. for Plaintiff  
Stern & Eisenberg, PC  
1581 Main St., Ste. 200  
Warrington, PA 19046  
(215) 572-8111  
PR - February 13

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF PA  
CIVIL ACTION  
NO. 6741 CIVIL 2013**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R2, Plaintiff vs. Richard Gill a/k/a Richard A. Gill, Defendant

**NOTICE OF SALE OF  
REAL PROPERTY**

To: **Richard Gill a/k/a Richard A. Gill**, Defendant, whose last known addresses are 477 Blue Mountain Lake, East Stroudsburg, PA 18301 and 211 Escoll Drive f/k/a 335 Escoll Drive, East Stroudsburg, PA 18301.

Your house (real estate) at 211 Escoll Drive f/k/a 335 Escoll Drive, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on August 27, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$218,176.44, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 211 Escoll Drive f/k/a 335 Escoll Drive, East Stroudsburg, PA 18301 PARCEL NUMBER: 17790424 PIN NUMBER: 17730304507610 IMPROVEMENTS: Residential Property TITLE TO SAID PREMISES IS VESTED IN Richard A. Gill, an adult individual BY DEED FROM Blue Mountain Lake Associates, L.P., a Pennsylvania Limited Partnership DATED 10/04/1997 RECORDED 10/07/1997 IN DEED BOOK 2040 PAGE 7627. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

PR - February 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4767 CV 2012**

**FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff

vs.  
**LISA LEE HANNAN,**

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 real estate at Unit 19B, Int. No. 17, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 17 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 19B on a certain "Declaration Plan-Phase I of Stage I," of Fairway House Planned Residential Area, as fully filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Sept. 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Paul E. Marcero, by deed dated May 2, 2000 and recorded on June 2, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2079, at Page 5305, granted and conveyed unto Lisa Lee Hannan.

BEING PART OF PARCEL NO. 16/4/1/48-19B and PIN NO. 16732102877870B19B

**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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7634 CV 2012**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.,**

Plaintiff

vs.

**VIRGINIA RICHBOROUGH,**

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 real estate at Unit 64F, Int. No. 16, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 64F, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated April 22, 1994 and recorded on July 25, 1994 in Record Book Volume 1963 and Page 1562 granted and conveyed unto Virginia Richborough.

BEING PART OF PARCEL NO. 16/3/3/1-64F AND PIN NO. 16732102994184B64F

**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  
monroebar.org  
570-424-7288

PR - February 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7719 CV 2012**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff

vs.

**KEITH ALLEN ,**

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 real estate at Unit 121, Int. No. 15, and Unit 128, Int. No. 38 Depuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 121 on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration

Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Resorts Access Network, LLC, by deed dated December 11, 2007 and recorded on January 23, 2008 in Record Book Volume 2325 at Page 7436 granted and conveyed unto Keith Allen.

BEING PART OF PARCEL NO. 16/3/3/3-1-121 AND PIN NO. 16733101094867B121

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 128 on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Stephanie Leisure Time, LLC, by deed dated Jan. 14, 2009 and recorded on Jan. 30, 2009 in Record Book Volume 2348 at Page 829 granted and conveyed unto Keith Allen.

BEING PART OF PARCEL NO. 16/3/3/3-1-128 and PIN NO. 16733101097903B128

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7923 CV 2012**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

LOUIS H. COUCH JR. ,  
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 real estate at Unit 82D, Int. No. 47, Depuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as

Unit No. DV-82D on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Sharilyn A. Prezioso, by deed dated Dec. 1, 2007 and recorded on Dec. 4, 2007 in Record Book Volume 2322 at Page 4330 granted and conveyed unto Louis H. Couch Jr.

BEING PART OF PARCEL NO. 16/3/3/3-1-82D AND PIN NO. 16732102996306B82D

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7933 CV 2012**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

FLORABELLE M. CORTES and  
EDGAR H. CORTES ,  
Defendants

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

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

Your real estate at Unit 95, Int. No. 13, Depuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 95 on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 28, 1998 and recorded on Nov. 12, 1998 in Record Book Volume 2056 at Page 0432 granted and conveyed unto Florabelle M. Cortes and Edgar H. Cortes

BEING PART OF PARCEL NO. 16/3/3/3-1-95 AND PIN NO. 16732102998355B95

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.

**YER 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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7945 CV 2012**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff  
vs.

**FERDINANDO GISMONDI and  
KELLI ANN GISMONDI**  
Defendants

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

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

Your real estate at Unit 91, Int. No. 38, Depuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 91 on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gerald R. Birl, by deed dated Sept. 15, 2005 and recorded on Sept. 29, 2005 in Record Book Volume 2241 at Page 8877 granted and conveyed unto Ferdinando Gismondi and Kelli Ann Gismondi.

BEING PART OF PARCEL NO. 16/3/3/3-1-91 AND PIN NO. 16732102998517B91

**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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 7975 CV 2012**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff  
vs.

**JOSEPH A. LAEZZA and  
HELEN A. LAEZZA**  
Defendants

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

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

Your real estate at Unit 99, Int. No. 12, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 99 on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated Jan. 15, 1981 and recorded on Feb. 9, 1981 in Record Book Volume 1088 at Pgae 32 granted and conveyed unto Joseph A. Laezza and Helen A. Laezza.

BEING PART OF PARCEL NO. 16/3/3/3-1-99 AND PIN NO. 16732102999543B99

**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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8088 CV 2012**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.,**

Plaintiff  
vs.

**DANIEL A. REICH and  
SARAH M. REICH,**  
Defendants

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

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

Your real estate at Unit 96, Int. No. 16, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-96, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Charles H. Russell and Jane D. Russell by deed dated December 30, 2002 and recorded on January 7, 2003 in Record Book Volume 2141 at Page 4057 granted and conveyed unto Daniel A. Reich and Sarah M. Reich.

BEING PART OF PARCEL NO. 16/3/3-1-69 AND PIN NO. 16732102999318B96

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  
monroebar.org  
570-424-7288

PR - February 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8591 CV 2012**

RIVER VILLAGE III-B OWNERS  
ASSOCIATION INC.

Plaintiff

vs.

**DARRYL HOOKS and  
FAITH GIBBS**

Defendants

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

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

Your real estate at Unit 60, Int. No. 17, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania,

shown and designated as Unit No. 60 on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Association, by deed dated June 19, 2003 and recorded on June 30, 2003 in Record Book Volume 2158 at Page 2330 granted and conveyed unto Darryl Hooks and Faith Gibbs.

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8729 CV 2012**

RIVER VILLAGE III-B OWNERS  
ASSOCIATION INC.

Plaintiff

vs.

**BRIAN ELLIOTT HOGUE,**  
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 real estate at Unit 58, Int. No. 39, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 58 on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edmund F. Meyer Jr. and Irene C. Meyer, by deed dated Aug. 31, 2009 and recorded on Oct. 8, 2009 in Record Book Volume 2361 at Page 87 granted and conveyed unto Brian Elliott Hogue.

BEING PART OF PARCEL NO. 16/2/1/1-8 AND PIN NO. 16732102562122

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8732 CV 2012**

RIVER VILLAGE III-B OWNERS ASSOCIATION INC.  
Plaintiff  
vs.

**ALBERT J. GUNN,**  
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 real estate at Unit 104, Int. No. 48, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 104 on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated April 29, 1987 and recorded on June 26, 1987 in Record Book Volume 1562 at Page 422 granted and conveyed unto Albert J. Gunn.

BEING PART OF PARCEL NO. 16/2/1/1-10 AND PIN NO. 16732101450770

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8733 CV 2012**

RIVER VILLAGE III-B OWNERS ASSOCIATION INC.  
Plaintiff

vs.  
**ELISABETH FORD and  
EMMANUEL DAVID FORD,**  
Defendants

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

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

Your real estate at Unit 60, Int. No. 17, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) No. 14 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 50 on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John E. Costello and Carolyn K. Costello, by deed dated April 9, 2009 and recorded on April 17, 2009 in Record Book Volume 2351 at Page 8300 granted and conveyed unto Elisabeth Ford and Emmanuel David Ford.

BEING PART OF PARCEL NO. 16/2/1/1-8 AND PIN NO. 16732102562122

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8893 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION, INC.,  
Plaintiff

vs.  
**RICHARD E. OLSON and  
ELDRED M. OLSON,**  
Defendants

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



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

Your real estate at Unit 49, Int. No. 24, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 49, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 24, 1986 and recorded on November 14, 1986 in Record Book Volume 1522 at Page 1698 granted and conveyed unto Richard E. Olson and Eldred M. Olson. BEING PART OF PARCEL NO. 16/2/1/1-8 AND PIN NO. 16732102562122

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  
monroebar.org  
570-424-7288

PR - February 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 8907 CV 2012**

RIVER VILLAGE III-B OWNERS ASSOCIATION INC.

Plaintiff

vs.

**ALAN ESPINO and  
REYNALIN ESPINO,**  
Defendants

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

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

Your real estate at Unit 66, Int. No. 16, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) No. 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-66 on a certain "Declaration Plan Phase IIB of Stage I," of Riv-

er Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated May 15, 2008 and recorded on June 12, 2008 in Record Book Volume 2336 at Page 7330 granted and conveyed unto Alan Espino and Reynalin Espino.

BEING PART OF PARCEL NO. 16/2/1/1-9 AND PIN NO. 16732101467354

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  
monroebar.org  
570-424-7288

PR - Feb. 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 9060 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION, INC.,

Plaintiff

vs.

**GODFREY U. MBONU, MD and  
LURLINE SHERMAN MBONU,**  
Defendants

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

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

Your real estate at Unit 95, Int. No. 18, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on Thursday, March 26, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. 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.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 95, on a certain "Declaration Plan Phase IIB of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated January 28, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4184 granted and conveyed unto Godfrey U. Mbonu, MD and Lurline Sherman Mbonu, his wife.

BEING PART OF PARCEL NO. 16/2/1/1-9 AND PIN NO. 16732101467354

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.

YER 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  
monroebar.org  
570-424-7288

PR - February 13

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
NO.: 7230-CV-2014  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
PURSUANT TO Pa.R.C.P. 3129**

HSBC Bank USA, National Association for the Benefit of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates, Plaintiff

vs.

Wayde E. Maloney, et al, Defendant(s)  
TO: Wayde E. Maloney and Galenda S. Maloney, husband and wife

PRESENTLY OR FORMERLY of 70 Lake Lane, East Stroudsburg, PA 18301. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 70 Lake Lane, East Stroudsburg, PA 18301 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, HSBC Bank USA, National Association for the Benefit of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

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

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

NOTICE TO DEFEND  
Monroe County Bar Association  
Lawyer Referral Service  
913 Main Street  
Stroudsburg, PA 18360  
Phone (570) 424-7288  
LAWYER REFERRAL  
Monroe County Bar Association  
913 Main Street  
Stroudsburg, PA 18360  
Phone (570) 424-7288

PR - February 13

**PUBLIC NOTICE  
NOTICE OF DISSOLUTION OF  
STEAK & BURGER HAUS, INC.  
A PENNSYLVANIA  
CORPORATION**

Notice is hereby given to all persons interested or who may be affected that **STEAK & BURGER HAUS, INC.**, a Pennsylvania Corporation, whose registered office was located at RD #1 East Stroudsburg, PA 18301, filed Articles of Dissolution with the Pa Department of State on January 21, 2015. All persons with claims against the dissolved corporation are requested to present their claims in writing. Each claim must be mailed to the undersigned and received within 90 days of this notice.

The dissolved corporation may make distributions to other claimants and shareholders or members of the corporation or persons interested as having been such without further notice.

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

PR - February 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
NO. 2959-CV-2013**

GREEN TREE SERVICING LLC

Vs.

THOMAS C. MALTES and  
ELLEN RYAN

NOTICE TO: ELLEN RYAN

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

Being Premises: 42 BRIDGE STREET, A/K/A 3622 BRIDGE STREET, STROUDSBURG, PA 18360-1173

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

TAX CODE: 17/12/4/53

TAX PIN: 17-6390-07-77-1902

Improvements consist of residential property.

Sold as the property of THOMAS C. MALTES and ELLEN RYAN

Your house (real estate) at 42 BRIDGE STREET, A/K/A 3622 BRIDGE STREET, STROUDSBURG, PA 18360-1173 is scheduled to be sold at the Sheriff's Sale on 07/30/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$231,621.74 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRY-WIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - Feb. 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
NO. 713-CV-14**

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES

Vs.

KATIA CHARLEMAGNE

NOTICE TO: KATIA CHARLEMAGNE  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 14 ASHBURN DRIVE, EAST STROUDSBURG, PA 18301-9223

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

CODE: 05-4/1/16/43-11  
TAX PIN: 05731106371798

Improvements consist of residential property.  
Sold as the property of KATIA CHARLEMAGNE  
Your house (real estate) at 14 ASHBURN DRIVE, EAST STROUDSBURG, PA 18301-9223 is scheduled to be sold at the Sheriff's Sale on 05/28/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$299,208.75 obtained by, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - Feb. 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
NO. 937-CV-2014**

JPMORGAN CHASE BANK, N.A.

Vs.

DAVID WALSH and CAROLYN WALSH

NOTICE TO: CAROLYN WALSH

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

Being Premises: LOT 6 WEST LAKESHORE DRIVE, A/K/A 6114 LAKESHORE DRIVE WEST, EAST STROUDSBURG, PA 18301

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 9/14B/4-6/6 & 9/14B/4-6/8;

TAX PIN: 09731502986584 & 09731502987650

Improvements consist of residential property.

Sold as the property of DAVID WALSH and CAROLYN WALSH

Your house (real estate) at LOT 6 WEST LAKESHORE DRIVE, A/K/A 6114 LAKESHORE DRIVE WEST, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 05/28/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$70,872.03 obtained by, JPMORGAN CHASE BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - Feb. 13

**PUBLIC NOTICE  
SEALED BID OFFERING  
BUCK HILL INN  
LOCATED IN  
MONROE COUNTY, PA**

Now accepting bids for a Master Plan Approved Community with some infrastructure in place. Property includes the historic Buck Hill Inn.

This is an excellent opportunity for hospitality and/or residential redevelopment.

Bids accepted on entire parcel or portions.

For more information, email request to info@hollywoodres.com; or call 855-811-3737.

Hollywood Real Estate Services, LLC, 301-367-9435, in cooperation with Summit Commercial Real Estate, LLC.

P - Jan. 26, Feb. 2, Feb. 9; R - Jan. 30, Feb. 6, Feb. 13

**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 6525 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 14 at that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 47D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Robert A. Mariano and Norma C. Mariano, by deed dated September 21, 2010 and recorded on December 20, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2380, Page 6001, granted and conveyed unto Lift Putters, LLC.

Being part of Parcel No. 16/4/1/48-47D and Pin No. 16732102887313B47D

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 15 at that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 47D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Robert A. Mariano and Norma C. Mariano, by deed dated September 21, 2010 and recorded on December 20, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2379, at Page 9384, granted and conveyed unto Lift Putters, LLC.

Being part of Parcel No. 16/4/1/48-47D and Pin No. 16732102887313b47d

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

**LIFT PUTTERS, LLC**

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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 7966 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**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 7827 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 40 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-99 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated April 14, 2005 and recorded on August 2, 2005 in Record Book Volume 2234 at Page 6979 granted and conveyed unto Michael E. Miele and Heather C. Miele.**

**Being part of Parcel No. 16/3/3/3-1-64F and Pin No. 16732102994184B64F**

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

**MICHAEL E. MIELE AND  
 HEATHER C. MIELE**

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

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

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 43 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-99 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated February 14, 1984 and recorded on February 22, 1984 in Record Book Volume 1337 at Page 207 granted and conveyed unto John L. Fairman and Adelina Pisano Fairman.**

**Being part of Parcel No. 16/3/3/3-1-99 and Pin No. 16732102999543B99**

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

**JOHN L. FAIRMAN AND  
 ADELINA PISANO FAIRMAN**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**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 8905 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 29 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 125, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company Trustee, by deed dated January 27, 1987 and recorded on March 6, 1987 in Record Book Volume 1541 at Page 519 granted and conveyed unto Ronald R. Dombrowski and Patricia J. Dombrowski. Being Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

**RONALD R. DOMBROWSKI  
PATRICIA J. DOMBROWSKI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7594 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV65F, on a certain "Declaration Plan Phase IIB of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which John O'Reilly and Ruth K. O'Reilly by deed dated May 25, 2000 and recorded on June 1, 2000 in Record Book Volume 2079 at Page 4220 granted and conveyed unto Egan Shawn O'Reilly and Sara Jane O'Reilly. Being part of Parcel No. 16/3/3/3-1-65F and Pin No. 16732102994271B65F

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

**EGAN SHAWN O'REILLY  
SARA JANE O'REILLY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7626 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 13 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-64F on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated February 15, 1994 and recorded on August 11, 1994 in Record Book Volume 1966 at Page 1151 granted and conveyed unto Sharon Verrette.

BEING PART OF PARCEL NO. 16/3/3/3-1-64F and PIN NO. 16732102994184B64F

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7769 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 12 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-81F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 90, 2004 and recorded on June 24, 2004 in Record Book Volume 2194 at Page 1818 granted and conveyed unto Kyle Jackson.

Being party of Parcel No. 16/3/3/3-1-81F and Pin No. 16732102996329B81F

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13



**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 7624 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 48 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-62F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 15, 2004 and recorded on September 23, 2004 in Record Book Volume 2202 at Page 8328 granted and conveyed unto Isaac Hiers.

Being part of Parcel No. 16/3/3/3-1-62F and Pin No. 16732102993089B62F

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

**ISAAC HIERS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 1898 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 167, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Roger C. Birenbaum, by deed dated September 7, 2007 and recorded on December 4, 2007 in Record Book Volume 2322 at Page 3985 granted and conveyed unto Ronald Charnigo and Michelle A. Charnigo.

**BEING PART OF PARCEL NO. 16/2/1/1-11 and PIN NO. 16732100340877**

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

**RONALD CHARNIGO AND  
MICHELLE A. CHARNIGO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7852 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 24 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-80D on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

**BEING THE SAME** premises which John D'Alise and Catherine D'Alise by deed dated April 22, 1998 and recorded on May 8, 1998 in Record Book Volume 2048 at Page 262 granted and conveyed unto Joseph Sladek and Michelina Sladek.

**BEING PART OF PARCEL NO. 16/3/3/3-1-80D and PIN NO. 16732102996490B80D**

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

**JOSEPH SLADEK  
MICHELINA SLADEK**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7625 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-78C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Bernard Sherman and Sylvia Sherman by deed dated October 6, 1987 and recorded on October 16, 1987 in Record Book Volume 1583 at Page 1288 granted and conveyed unto Vesla Krantz.

**Being part of Parcel No. 16/3/3/3-1-78C and Pin No. 16732102997452B78C**

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

**VESLA KRANTZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 7829 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 5 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 119, o a certain "Declaration Plan Phase IIB of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ronald W. Conley and Frances C. Conley by deed dated March 2, 2000 and recorded on March 07, 2000 in Record Book Volume 2076 at Page 155 granted and conveyed unto Marie Angela Hayes.

Being part of Parcel No. 16/3/3/3-1-119 and Pin No. 16732101094813b119

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

**MARIE ANGELA HAYES**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

**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 7615 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-93 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, Trustee, by deed dated December 27, 1996 and recorded on March 11, 1997 in Record Book Volume 2034 at Page 1281 granted and conveyed unto Irene Frazier.

Being part of Parcel No. 16/3/3/3-1-93 and Pin No. 16732102998482B93

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

**IRENE FRAZIER**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

**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 8896 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R123, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Resorts Access Network, LLC, by deed dated May 9, 2007 and recorded on June 5, 2007 in Record Book Volume 2307 at Page 1224 granted and conveyed unto Janet Ferguson.

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

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

**JANET FERGUSON**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**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 8286 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 90, on a certain "Declaration Plan Phase IIB of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Scott A. Turner, by deed dated May 5, 2003 and recorded on May 30, 2003 in Record Book Volume 2154 at Page 9644 granted and conveyed unto Mary Kelsch and Michayla Kelsch.

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

**MARY KELSCH**

**MICHAYLA A. KELSCH**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3161 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, FEB 26, 2015**

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

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

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

**TRACT 1:**

**BEGINNING** at an iron in line of lands of Donald Sommers and wife, a corner of lands now or formerly of Starlit Lodge, (Bearings from Magnetic Meridian of 1946) North eighty three degrees twenty five minutes West four hundred ninety-three and eighty-three one-hundredths feet to an iron pin; thence along the northerly side of a thirty foot road conveyed by Buck Hill Falls Company to Franklin Packer by deed dated September 30, 1922, and recorded in the Recorder's Office in Deed Book Vol. 88, page 102, North forty-five degrees twenty-five minutes West (at 168.10 feet passing an iron) one hundred seventy-one and sixty-eight one-hundredths feet to a point on the easterly right-of-way line of the public road leading from Mountainhome to Canadensis; thence along the easterly right-of-way line of said public road North fifty degrees fifty-seven minutes East three hundred ten and one-tenths feet to a point; thence by lands now or formerly of Vance C. Megargel South eighty-seven degrees thirty-four minutes East (at 7.31 feet passing an iron) three hundred twenty-six and fourteen one-hundredths feet to an iron; thence by the same South nine degrees forty-three minutes East one hundred forty-eight and seventy-one one hundredths feet to an iron; thence by the same South five degrees thirty-one minutes East two hundred thirteen and one-tenth feet to the place of BEGINNING. CONTAINING three and seven-tenths (3.7) acres, more or less.

**TRACT 2:**

**BEGINNING** at a Post on the East side of West Way, a corner of Lot No. 9 on a Lot Plan of lots of Franklin Packer, recorded in the Office of the Recording of Deeds, at Stroudsburg, in and for the County of Monroe in Plot Book 1-B, Page 259, thence by said Lot No. 9, North eighty-eight degrees ten minutes East one hundred feet to a path twelve feet wide, thence along the West side of said Path South nine degrees fifty minutes East one hundred feet to a Post, thence by other lands of Donald Sommers and wife, South eighty degrees ten minutes West one hundred feet to a post on the East side of said West Way; thence along the East side of said West Way North nine degrees fifty minutes West one hundred feet to the place of BEGINNING.

**BEING** lot No. 8 on Plan of Lots of Franklin Packer, recorded in Plot Book Vol. 1-B, page 259.

**TRACT 3:**

**BEGINNING** at a stone in a laurel bush on the North side of a private road, also a corner of land of Christian Passold; thence by lands of Harriet Boyer, of which this is a part, North seven degrees East (Magnetic Meridian of May 25, 1915) sixty-two perches to a stone in line of land of George W. Crane, thence by lands of said George W. Crane, North eighty-eight degrees West, seventy-four perches to a stone (Magnetic Meridian of 1874); thence by lands of Eva Every,

South eleven degrees East, forty-five and four-tenths perches to stones in a private road (Magnetic Meridian of 1901); thence North eighty and one-fourth degrees East six perches to a point in a road (Magnetic Meridian of 1874); thence by said private road South eighty-six and one-fourth degrees East twenty-six and seven-tenths perches, thence by the same South thirty and one-fourth degrees East eighteen perches to a stone on the East side of the road; thence by lands of Christian Passold, South seventy-six degrees East twenty-two perches to the place of BEGINNING. CONTAINING twenty acres, one hundred forty perches, more or less.

**EXCEPTING AND RESERVING** from the above described premises:

1. Lots 14, 20, 21, 25, 26, 28, 29, 30, 31, 34,35, 36, 39, 40, 41, 43, 46, 50, 51, 52, 63, shown o Plot Book 1, page 259.
  2. Part of Lots 45 and 47, as shown on Plot Book 1, page 259.
  3. A strip of land lying southeast of Lot 46,as shown on Plot Book 1, page 259.
  4. Lot 61, as shown on Plot Book 1, page 259. Deed Book Vol. 102, page 354 and Deed Book Vol. 102, page 511 (Deed into Henrietta Gelwicks).
  5. Lots 44, 59, and 60, as shown on Plot Book 1, page 259. Deed Book Vo. 102, page 512 (Deed to Henrietta G. Gelwicks).
  6. Lots 48 and 58, as shown on Plot Book 1, page 259, Deed Book Vol. 104, page 518 (Deed into Henrietta Gelwicks).
  7. Lot 62, as shown on Plot Book 1, page 259. Deed Book Vol. 105, page 365 (Deed into Nellie Shaw).
  8. Lot 31, as shown on Plot Book 1, page 216. Deed Book Vol. 106, page 379 (Deed into Ellwood Griest and Caroline H. Griest, his wife)
  9. Parcel as Shown on Plot Book 1, page 259. Deed Book Vol. 106, page 646 (Deed into Gertrud Dorothy Thwing).
  10. Lot 24, as shown on Plot Book 1, page 216. Deed Book Vol. 118, page 2225 (Deed into Lynn J. Harrington).
  11. 2.2 acres, Deed Book Vol. 118, page 10 (Deed into Susan C. Calkins)
  12. Lots 64 and 65. Deed Book Vol. 127, page 604 (Deed into Mary Thwing).
  13. Lot 22, as shown on Plot Book 1, page 259. Deed Book Vol. 148, page 160 (Deed into Franklin Packer).
  14. Lot 66, as shown on Plot Book 1, page 258. Deed Book Vol. 175, page 423 (Deed into Grace E-Thwing).
  15. Lot 37, as shown on Plot Book 1, page 258. Deed Book Vol. 175, page 496 (Deed into Mario Baccari and Anointhe Baccari, his wife).
  16. Lot 42, as sown on Plot Book 1, page 258. Deed Book Vol. 310
  17. Parcel. Deed Book Vol. 398, page 1007 (Deed into George f. Weiland).
  18. Lot 27, as shown on Plot Book 1B, page 259. Record Book Vol. 1699, page 1140 (Deed into John Jay Longhurst and Louise S. Long hurst, his wife).
  19. Lot 23, as shown on Plot Book 1B, page 259. Record Book Vol. 1965, page 1275 (Deed into Noel Tursi and Cynthia Tursi, his wife).
  20. Lots 15 and 16 as shown on Plot Book 1B, page 259. (Deed into Noel A. Tursi and Cynthia M. Tursi, Record Book 2127, page 5239).
- BEING THE SAME PREMISES** which Barry A. Sommers and Linda Sommers, husband and wife, by their deed dated November 9, 2001, and recorded November 9, 2001, in the Office for the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, PA in Deed Book 2108, Page 4234, granted and conveyed unto Barry A. Sommers, single.
- BEING THE SAM PREMISES** which Barry A. Sommers, single, by his deed dated August 17, 2004, and recorded August 20, 2004, in the Office for the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, PA in Deed Book 2199, page 8192, granted and conveyed unto Jean Marie Joseph, single.

BEING KNOWN AS 2425 Route 390, Canadensis, PA 18326

Parcel #: 01/21/1/56 Pin #: 01638804528235

Parcel #: 01/21/1/25 Pin #: 01638804519775

Parcel #: 01/21/1/26 Pin #: 01638804620021

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7586 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, FEB 26, 2015  
AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN tracts of land situate in the Township of Eldred, County of Monroe, and State of Pennsylvania, designated as Lots #2 and #3 in a plan of lots entitled Kingswood Estates, bounded and described as follows:

LOT NO. 2: 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 1; thence, turning and running along line of Lot #1, by way of a wooden stake at sixteen and one-half feet (16.5') South seventy-three degrees twenty-eight minutes East (S 73°28' E) two hundred forty-two and four hundredths feet (242.04') to a wooden stake at a corner common with Lot #1 and in line of land of H. Borger; thence, turning and running along line of land of H. Borger South fourteen degrees nine minutes West (S 14°09' W) sixty feet (60.0') to a wooden stake in said line, and at a corner common with Lot #3; thence, turning and running along line of land of Lot #3 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' W) two hundred forty-three and sixty-eight hundredths feet (243.68') to a point in the middle of said macadam road (LR 904) at a corner common with Lot #3; thence, turning and running in

the said road (LR 904) North fifteen degrees forty-three minutes East (N 15° 43' E) sixty feet (60.0') to the place of BEGINNING.

CONTAINING fourteen thousand five hundred sixty-four square feet (14,564 sq. ft.)

LOT NO. 3: 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 #2; thence, turning and running along line of Lot #2, by way of a wooden stake at sixteen and one-half feet (16.5') South seventy-three degrees twenty-eight minutes East (S 73°28' E) two hundred forty-three and sixty-eight hundredths feet (243.68') to a wooden stake at a corner common with Lot #2 and in line of land of H. Borger; thence, turning and running along line of land of H. Borger South fourteen degrees nine minutes West (S 14°09' W) sixty feet (60.0') to a wooden stake in said line, and at a corner common with Lot #4; thence, turning and running along line of land of Lot #4 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°28' W) two hundred forty-five and thirty-two hundredths feet (245.32') to a point in the middle of said macadam road (LR 904) at a corner common with Lot #4; thence, turning and running in the said road (LR 904) North fifteen degrees forty-three minutes East (N 15°43' E) sixty feet (60.0') to the place of BEGINNING.

CONTAINING fourteen and thousand six hundred sixty-three square feet (14,663 sq. ft.)

UNDER AND SUBJECT to restrictions and conditions as appear of record in Monroe County Deed Book Volume 274, Page 133

Parcel number 06/10a/1/2

Pin number 06623613026622

Being Known As: 137 Silver Springs Road, Kunkletown, Eldred, Monroe County, PA 18058

Title to said premises is vested in Daniel R. Engler and Joy A. Engler by deed from Daniel R. Engler and Joy A. Engler by deed from Gerard Madden and Catherine Madden, his wife dated April 19, 1988 and recorded May 8, 1988 in Deed Book 1616, Page 302.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DANIEL R. ENGLER  
AND JOY A. ENGLER**

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

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

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9649 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, FEB 26, 2015  
AT 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 State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot 43 on a certain map entitled 'Section 1; Proposed Subdivision; Winona Lakes; Middle Smithfield Township, Monroe County Pa.; December, 1964; Scale 1 inch 100 inches, as prepared by Monroe Engineering, Inc. Stroudsburg, Pa., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Pa., in and for the County of Monroe, in Plot Book Volume 9 on Page 119, and more particularly described as follows:

BEGINNING at an iron pin on the Easterly side of Lake Road, a corner common to Lots 42 and 43; thence 1) along the Easterly side of said road, South 01 degrees 37 minutes West, 40.00 feet to an iron pin; thence 2) along the same in a Southerly direction on a curve to the right having a radius of 292.40 feet, an arc distance of 53.50 feet to an iron pin, a corner to Lots 43 and 44; thence 3) leaving said road and along said Lot 44, South 88 degrees 23 minutes East 150.00 feet to an iron pin at or near the shoreline of Big Winona Lake, a corner common to Lots 43 and 44; thence 4) along or near said shoreline, North 16 degrees 33 minutes East, 96.45 feet to an iron pin, a corner common to Lots 42 and 43; thence 5) along said Lot 42, North 88 degrees 23 minutes West 170.00 feet to the place of beginning.

PARCEL NO. 2:

**ALL** that certain lot, parcel or piece of ground situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, being Lot No. 46 of Section No. 1 of Winona Lakes, as shown on map of Winona Lakes, filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book No. 9, Page 119, and bounded and described as follows, to wits BEGINNING at an iron pin on the Southeasterly side of Lake Road, a corner common to Lots 45 and 46; thence 1) along the Southeasterly side of said road in a Southwesterly direction on a curve to the right having a radius of two hundred ninety-two and forty-one hundredths feet, an arc distance of fifty-four and no one hundredths feet to an iron pin; thence 2) along the same, South sixty-one degrees fifty-two minutes West forty-six and no one hundredths feet to an iron pin, a corner common to Lots 46 and 47; thence 3) leaving said road and along Lot 47, South twenty-eight minutes East one hundred fifty and no one hundredths feet to an iron pin on line of Lot 60, a corner common to Lots 46 and 47; thence 4) along said Lot 60 end also along Lot 61, North sixty-one fifty-two minutes East, one hundred twenty-eight and sixty-four one hundredths feet to an iron pin, a corner common to Lots 44, 46 and 61; thence 5) along said Lot 45, North thirty-eight degrees forty-three minute West, one hundred fifty-seven and sixty-five one hundredths feet to the place of beginning.  
**TITLE TO SAID PREMISES IS VESTED IN** Octavio P. Rivera, single given by Beth Steckel, single and Scott

Heiss, married, dated 05/19/2006, recorded 06/07/2006 in Book 2270 Page 2668.

TAX CODE: 09/3F/1/144  
TAX PIN: 09735403000245  
TAX CODE: 09/3F/1/76  
TAX PIN: 09734302999963

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

**OCTAVIO P. RIVERA  
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  
JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2273 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the centerline of PA S.R. 3013 being a common corner of Lot No. 14 and Lot No. 15 as shown on a plan titled 'Final Plan, Section 2, Chestnut Ridge Plantation', dated May 28, 1991, and recorded March 6, 1992 in Plot Book Volume 64, page 52; thence in and along said centerline of PA S.R. 3013 South 24 degrees 50 minutes 10 seconds East 48.51 feet to a point of curvature; thence by the same on a curve to the left having a radius of 475.00 feet for an arc length of 113.06 feet (chord bearing and distance being South 31 degrees 39 minutes 18 seconds East 112.80 feet) to a point; thence South 51 degrees 31 minutes 34 seconds West 30.00 feet to a iron pin; thence along the intersection of the southwesterly line of said PA S.R. 3013 with the northwesterly line of Overlook Drive on a curve to the right having a radius of 45.00 feet for an arc length of 55.36 feet (chord bearing and distance being South 6 degrees 13 minutes 56 seconds East 51.93 feet) to an iron pin, a point of tangency; thence along said northwesterly line of Overlook Drive South 32 degrees 00

minutes 35 seconds West 81.15 feet to an iron pin; thence by Lot No. 16 North 57 degrees 59 minutes 25 seconds West 317.39 feet to an iron pin on the southeasterly line of Lot No. 13; thence along said southeasterly line of Lot No. 13 and by the aforementioned Lot No. 14 North 65 degrees 09 minutes 50 seconds East (at 254.77 feet passing an iron pin) 284.77 feet to the place of BEGINNING.

CONTAINING 1.1145 acres of land, more or less, and being Lot No. 15 as shown on the above described plan.

UNDER AND SUBJECT to all restrictions, conditions, covenants, easements, exceptions and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES Vested by Warranty Deed, dated 06/15/2007, given by Scott M. Gehret and Dawn L. Gehret to Richard F. Degirolamo and recorded 6/19/2007 in Book 2308 Page 4762 Instrument #200723582. Richard F. Degirolamo died on 10/13/2011, and Richard A. Degirolamo was appointed Administrator of his estate. Letters of Administration were granted to him on 12/22/2011 by the Register of Wills of Monroe County, No. 2011-367926. Decedent's surviving heir(s) at law and next-of-kin are Richard A. Degirolamo, Kathleen M. Degirolamo, and Jennifer M. Degirolamo.

TAX CODE: 15/88658  
TAX PIN: 15624600966588

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A. DEGIROLAMO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF RICHARD F. DEGIROLAMO  
KATHLEEN M. DEGIROLAMO, IN HER CAPACITY AS HEIR OF THE ESTATE OF RICHARD F. DEGIROLAMO  
JENNIFER M. DEGIROLAMO, IN HER CAPACITY AS HEIR OF THE ESTATE OF RICHARD F. DEGIROLAMO  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD F. DEGIROLAMO, DECEASED

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9636 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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 Tobyhanna, County of Monroe, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin corner in the Southerly Right-of-Way of Anna Road, said pin corner being in the Division Line between Lot No. 13 and Lot No. 14 of the Plot of Lots known as Old Farm Estates, Phase 1.

THENCE along said Right of Way Line, North 69 degrees 19 minutes 35 seconds East three hundred thirty five and no one hundredths (335.00) feet to an iron pin corner in the Division Line between land of the Grantor, herein and lands of Camelot Forest;

THENCE along the Division Line, South 22 degrees 10 minutes 06 seconds East one hundred sixteen and sixty eight one hundredths (116.68) feet to an iron pin corner;

THENCE along the Division Line, South 35 degrees 25 minutes 48 seconds East one hundred eighty nine and sixty one one hundredths (189.61) feet to an iron pin corner in line of other lands of the Grantor, herein; THENCE along said lands, South 69 degrees 19 minutes 35 seconds West three hundred eight six and thirty four one hundredths (386.34) feet to an iron pin corner in the Division Line between Lot No. 13 and Lot No. 14 of said Plot

THENCE along said Division Line, North 20 degrees 40 minutes 25 seconds West three hundred and one hundredths (300.00) feet to the PLACE OF BEGINNING.

CONTAINING 2.42 acres of land, be the same, more or less.

SUBJECT to a Right of Way to the Transcontinental Gas Pipe Line Corporation as in Deed Book Volume 241, Page 639.

SUBJECT to a ten (10) foot wide easement along Anna Road and a five (5) foot easement along the rear and side property lines for utility and drainage easement.

BEING all of Lot No. 13 on plot of lots known as Old Farm Estates, Phase 1, prepared by Sincavage Associates, Consulting Engineers and Land Surveyors, East Stroudsburg, PA and recorded in the Office of the Recorder of Deeds in Monroe County Plat Book 59, Page 342 on October 8, 1987.

BEING part of the same premises as conveyed to the Sincavage Corporation by Deed dated September 23, 1969 and recorded in the Office of the Recorder of Deeds in Monroe County Deed Book 378, at Page 435.

UNDER AND SUBJECT to the declaration, covenants, conditions, and restrictions as recorded in the Office of Recording of Deeds and for Monroe County at Deed Book Volume 2056 at page 9119.

Parcel Identification No: 19/15/1/22-42  
MAP #: 19-5394-02-75-6993

TITLE TO SAID PREMISES IS VESTED IN Anthony Ciafone and Maria Ciafone, h/w, by Deed from S.I.D.E. Corporation, fka, Sincavage Corporation, a Pennsylvania Business Corporation, dated 10/04/2001, recorded 10/04/2001 in Book 2105, Page

9029.  
IMPROVEMENTS: Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
ANTHONY CIAFONE  
AND MARIA CIAFONE**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6483 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF  
PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER  
IS HIGHER BY CASHIERS CHECK OR CASH  
TRACT NO. 1**

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

**BEGINNING** at a point in the centerline of Lake Drive (33 feet in width) said point being distant 400 feet on a course of said North 78 degrees 56 minutes East from the point of intersection of the said centerline of Lake Drive with the easterly line of Bucks Lane (20 feet in width); thence running from said beginning point in said Lake Drive North 78 degrees 56 minutes East 80 feet to a point in the said centerline of Lake Drive; thence along the westerly line of Lot No. L-23 North 11 degrees 4 minutes West 160 feet to a point; thence along the southerly line of Lot No. R-35 South 78 degrees 56 minutes West 80 feet to a point the Southwest corner of said Lot No. R-35, the Southeast corner of Lot No. R-33 and the Northeast corner of Lot No. L-21 South 11 degrees 4 minutes East 160 feet to the place of Beginning.

**BEING** Lot No. L-22 as shown on a map title Revised Second and Third Plotting of Robin Hood Lake, dated February 23, 1961, prepared by W.D. Kitson, Registered Surveyor.

Excepting and reserving that portion of the above described lot which is within the limits of said Lake Drive.

**TRACT NO. 2**

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

**BEGINNING** at a point in the centerline of Lake Drive (thirty three feet in width); said point being distant 320 feet on a course of North 78 degrees 56 minutes East from the point of intersection of the said centerline of Lake Drive with the easterly line of Bucks Lane (twenty feet in width); thence running from said beginning point along said centerline of Lake Drive North 78 degrees 56 minutes East 80 feet to a point; thence along the Westerly line of Lot No. L-22 North 11 degrees 04 minutes West 160 feet to a point the Southwest corner of Lot No. R-33, thence along the Southerly line of said Lot No. 33 South 78 degrees 56 minutes West 80 feet to a point; thence along the Easterly line of Lot No. L-20 South 11 degrees 04 minutes East 160 feet to the place of Beginning.

**BEING** Lot No. L-21 as shown on a map title Revised Second and Third Plotting of Robin Hood Lake, dated February 23, 1961, prepared by W.D. Kitson, Registered Surveyor.

**IT BEING THE SAME** premises which Donald G. Cameron, Jr. and Cindy Cameron, his wife, by their Deed dated March 23, 2001, and recorded March 26, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2093 page 3148, granted and conveyed unto Jeffrey C. Gottlieb and Mary A. Gottlieb, husband and wife.

**TAX PARCEL NOS.:** 13/10A/1/65 and 13/10A/1/150  
**PIN NOS.** 13-6219-06-49-2938 and 13-6310-18-40-3001

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

**JEFFREY C. GOTTLIEB AND  
MARY A. GOTTLIEB, 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. FARERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9776 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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 bounded and described as follows, to wit:

**BEGINNING** at a point in the center of Township Route 626 (Beehler Road), said point being a common corner with lands of Jeffrey A. Snyder as is shown on plan prepared by Martin and Robbins Registered Surveyors, dated January 11, 1988, and is titled, "Subdivision of lands of Vincent P. Bartoli and Rosemary A. Bartoli", as is recorded in the Monroe County Register and Recorder's Office in Plot Book Volume 60, page 76; thence along lands of said Jeffrey A. Snyder, South 64°55'16" East (at 21.26 feet passing an iron pipe) a total distance of 159.53 feet to an iron pipe in stones; thence along the same, North 77°9'37" East a distance of 334.13 feet to an iron pipe on the Southerly side of a small stream; thence along lands of Thomas Vanzandt, South 52°56'36" West a distance of 141.23 feet to an iron pipe on the Southerly side of said small stream; thence along lands of Olga Haller, and along and through a small stream, South 15°14'26" West a distance of 116.10 feet to a point; thence along the same, North 73°40'34" West a distance of 46.30 feet to a point; thence along lands of Adolph Oltmann and along and through said small stream, South 31°59'26" West a distance of 122.20 feet to a point; thence along the same, South 62°29'26" West a distance of 36.40 feet to a point; thence along the same South 47°14'26" West a distance of 66.35 feet to a point; thence along the same South 59°28'37" West a distance of 97.80 feet to a point at the intersection of the center of a small bridge and the centerline of Township Route 626; thence along the centerline of said Township Route 626, on a curve to the left having a radius of 775 feet and an arc length of 61.03 feet to a point of tangency; thence along the same North 14°53" West a distance of 104.23 feet to a point of curvature; thence along the same on a curve to the right having a radius of 380 feet and an arc length of 99.40 feet to a point of tangency; thence along the same North 0°6'16" East a distance of 134.09 feet to the place of **BEGINNING**.

**CONTAINING 2.008 acres.**

**BEING THE SAME PREMISES WHICH** Rosemary A. Bartoli, widow, by Deed dated 4/19/1988 and recorded 4/19/1988 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1613, Page 494, granted and conveyed unto Kirt L. Oltmanns and Ingeborg K. Oltmanns, husband and wife.

Ingeborg K. Oltmanns departed this life on December 27, 1998.

**IMPROVEMENTS:** Residential property.  
**TAX CODE NO.** 12/9/1/32-7  
**PIN #**12637100889988

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

**JASON OLTMANN'S, EXECUTOR OF THE ESTATE OF KIRT L. OLTMANN'S, 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  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6018 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

**BEING LOT 1608**, Section 6, and encompasses and included within one of the following plats, a subdivision by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as: Section C, Stillwater Lake Estates, Inc. Dated July 25, 1960", and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961 and the Supervisors of the Township of Tobyhanna on July 32, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Section F of Stillwater Lakes Estates Sundance Stillwater Corp., dated April 16, 1968 and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the office for the recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, Page 131.

Said lot having frontage on Linden Loop of 140.41 feet and rear line of 121 plus or minus feet; westerly side line of 137.29 feet, an easterly side line of 237 plus or minus feet. Dimensions are more or less and actual stream and lake locations governs and determines stream and lake lot side line and rear line dimensions.

**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 appears in the chain of title.

Parcel number 03/14c/1/44  
Pin Number 03634502851094  
Being Known As: 1608 Linden Loop, Pocono Summit, Coolbaugh, Monroe County PA 18346

Title to said premises is vested in Tony Moss by deed from James R. Boone dated November 22, 2006 and recorded December 4, 2006 in Deed Book 2289, Page 5692.

The said Tony Mos departed this life on March 5, 2011. Thus conveying property to Deborah Moss, Known Surviving Heir of Tony Moss, Deceased Mortgagor and Real Owner and All Unknown surviving Heirs of Tony Moss, Deceased Mortgagor and Real Owner.

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

**DEBORAH MOSS, KNOWN SURVIVING HEIR OF TONY C. MOSS, DECEASED MORTGAGOR AND REAL PROPERTY OWNER AND ALL UNKNOWN SURVIVING HEIRS OF TONY C. MOSS, DECEASED MORTGAGOR AND REAL OWNER**

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

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

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

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9400 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.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 situated in the Township of Eldred, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin marking the Northwest corner of Willard Hamm; thence along land of William Housenick North 14 degrees 52 minutes West 188.90 feet to a spike in L.R. 45052; thence in said road, North 72 degrees 14 minutes East 317.00 feet to a spike; thence in the same North 62 degrees 17 minutes East 256.00 feet to a spike; thence the three following courses and distances along a 40.00 foot wide road; south 28 degrees 24 minutes West 116.10 feet to an iron pin; South 49 degrees 26 minutes West 161.05 feet to an iron pin; South 29 degrees 35 minutes East 20.95 feet to an iron bolt in the center of a private road marking the Northeast corner of Frederick Witwer property, thence along the same South 56 degrees 43 minutes West 185.25 feet to an iron pin in said private road; thence by land of William Hamm, South 65 degrees 33 minutes West 173.90 feet to the

place of beginning.

**CONTAINING 1.6165 acres.**

Said Premises also described as follows:

**ALL THAT CERTAIN** messuage, tenement and lot or piece of ground situate on the South side of Legislative Route 45052 (Little Gap to Smith Gap Road), in the Township of Eldred, County of Monroe, Commonwealth of Pennsylvania, as described and shown on a survey plan prepared by Kenneth R. Mahn, R.S., drawing No. 79-418, bounded and described as follows:

**BEGINNING** at a point o the intersection of L.R. 45052 and a private road providing access to the adjoine (W. Hamm) to South of this tract about to be described; thence along the private road mentioned above (40 feet wide) South 28 degrees 24 minutes West 116.10 feet to a point; thence still along same, South 49 degrees 26 minutes West, 161.05 feet to a point; thence South 29 degrees 35 minutes East, 20.95 feet to an iron bolt in the centerline of a private road; thence along the land of now or late of F. Witwer, South 56 degrees 48 minutes West, 185.25 feet to a point; thence along the land of William Hamm, South 65 degrees 33 minutes West, 173.90 feet to an iron pipe; thence along the land now or late W. Housenick, North 14 degrees 52 minutes West, 188.90 feet to a railroad spike in L.R. 45052; thence in and along said road the following two courses and distances: (1) North 72 degrees 124 minutes East, 317.00 feet to a point; (2) North 62 degrees 17 minutes East, 256.60 feet to the place of beginning.

TAX ID No. 06/8/1/15-2

PIN No. 06623400198113

**BEING** the same premises which Michael R. Hughes, by Deed dated November 15, 1995 and recorded November 16, 1995 in the Monroe County Recorder of Deeds Office in Deed Book 2020, page 1137, granted and conveyed unto Robert P. Kies, Jr.

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

**ROBERT P. KIES, 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  
BRADLEY J. OSBORNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7115 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of ground situate in Chestnuthill Township, City of Brodheadsville, County of Monroe, Commonwealth of Pennsylvania.**

**ALL THAT CERTAIN tract of land in Chestnuthill Township, Monroe County, Pennsylvania being shown and designated as Lot 11 on a certain map entitled Final Plan Sheet 1 of 2 The Meadowlands scale 1-100 May 1986 as prepared by Lawrence R. Bailey, Registered Surveyor Stroudsburg, Pennsylvania, and being recorded in Monroe County Plot Book Volume 58 on Page 262 on October 15, 1986, and being more particularly described as follows:**

Beginning at a point on the westerly sideline of Switzgabel Drive as shown on the above captioned map, a corner common to Lots 11 and 12; thence,

1) Along the southwesterly sideline of said road in a southeasterly direction on a curve to the left having a radius of 508.01 an arc length of 140.58 (chord bearing and distance) South 25 degrees 11 minutes 46 seconds East 140.13 to a point thence

2) Along the westerly sideline of a cul-de-sac in a southerly direction on a curve to the right having a radius of 30.00 an arc length of 44.33 (chord bearing and distance South 89 degrees 12 minutes 38 seconds West 40.41 to a point thence

3) Along the northwesterly sideline of said road South 51 degrees 32 minutes 39 seconds West 139.88 to a point thence

4) Along the northerly sideline of said road westerly direction on a curve to the right having a radius of 30.00 an arc length of 26387 (chord bearing and distance South 77 degrees 12 minutes 11 seconds West 25.98 to a point thence

5) Along the same in a westerly direction on a curve to the left having a radius of 50.00 an arc length of 40.30 (chord) bearing and distance South 79 degrees 46 minutes 19 seconds West 39.22 to a point a corner common to lots 10 and 11 thence

6) Leaving said road and along said Lot 10 North thirty three degrees 19 minutes 05 seconds West 227.55 to point on line of Lot 12 a corner common to Lots 10 and 11 thence

7) Along said Lot 12 North 72 degrees 43 minutes 53 seconds East 256.85 to the point of beginning.

Being Known as: 11 Switzgabel Drive a/k/a HC 1 Box 1409, Brodheadsville, PA 18322

TAX CODE: 2/9G/1/11  
PIN NO.: 02624802768843

TITLE TO SAID PREMISES IS VESTED IN John Decker and Lily Decker, his wife by deed from Arthur Pflugfelder and Cecelia Pflugfelder, his wife dated 04/17/1990 recorded 04/27/1990 in Deed Book 1733 Page 268.

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

**A/K/A JOHN J. 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  
NICOLE LABELLETTA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4864 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THOSE TWO CERTAIN pieces, parcels or tracts of land situate in the Township of Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**NO. 1: BEGINNING** at a point in the intersection of the

Westerly side line of the Willes-Barre and Easton Turnpike with the Northerly side line of Quigley Avenue along the Westerly side line of the said Wilkes-Barre and Easton Turnpike, North 31 degrees 30 minutes

West one hundred forty-nine and two one-hundredths feet to a point in line between Lots Nos. 2 and 3 of Plot of Lots hereinafter referred to; thence

along the line between Lots Nos. 2 and 3 and South 58 degrees 30 minutes West two hundred feet to a point in line of Lot No. 61, thence passing through Lot

No. 61 South 69 degrees 17 minutes West eight-five and eighty-nine one-hundredths feet to a point in line of Lot No. 62; thence along the line between Lots

Nos. 61 and 62 South 20 degrees 43 minutes East one hundred and eight and ninety-eight and one-hundredths feet to the Wilkes-Barre and Easton Turnpike, the place of BEGINNING.

BEING ALL of Lots Nos. 1 and 2 and the southerly part of front of Lot No. 61 of the Y.M.C.A. Allotment, as the same is allotted in Plot prepared by The Sturdevant-Dilley Engineering Company, Ltd., map of which is of record in Monroe County in Map Book No. 2 at page 197.

**NO. 2: BEGINNING** at a point on the Northerly side of Quigly Avenue, said point being the dividing line between Lots Nos. 61 and 62, on a plot of Lots hereinafter referred to; thence along said dividing line between Lots Nos. 61 and 62 North twenty degrees

forty-three minutes West one hundred sixty-five feet to a point in line of Lot No. 59 thence along line of Lot

No. 59 South sixty-nine degrees seventeen minutes West fifty feet to a point in the dividing line between



Lots Nos. 62 and 63 thence along said line between Lots Nos. 62 and 63 South twenty degrees forty-three minutes East one hundred sixty-five feet to the said Northerly side of Quigley Avenue, and thence along Quigley Avenue North sixty-nine degrees seventeen minutes East fifty feet to the place of BEGINNING.

BEING all of Lot No. 62 on a plot of lots laid out by the Sturdevant-Dilley Engineering Company for William B. Houser, et al., map of which is recorded in Monroe County in Map Book No. 2, Page 197.

**TITLE TO SAID PREMISES IS VESTED IN** Patrick M. Terry, unmarried and Cheryl L. Cornwell, unmarried, by Deed from Patrick M. Terry, unmarried and Virginia M. Terry, unmarried, formerly h/w, dated 03/24/2008, recorded 04/11/2008 in Book 2331, Page 1744.

TAX CODE: 19/20/2/83

TAX PIN: 19539404532616

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

**PATRICK M. TERRY**

**CHERYL L. CORNWELL**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3335 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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, shown as Lot 2 on a map titled 'Subdivision a Portion of Lands of Alice Ace', dated February 8, 1985 and recorded in Plot book 57, page 44, prepared by Frank J. Smith, Jr., registered surveyor, Marshalls Creek, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line of lands of J.B. Gebhardt, from which an iron pipe, the southeasterly corner of lands of Alice Ace, of which this lot was formerly a part, bears south twenty four degrees thirty three minutes forty six seconds east distant one thousand three hundred seventy nine and four one-hundredths feet; thence (1) by the same, south sixty-

degrees fifty six minutes forty two seconds west five hundred sixty one and sixty four one-hundredths feet to an iron pipe, thence (2) by the same, north thirty four degrees fifty six minutes thirty four seconds west fifty three and fifty one-hundredths feet to an iron pipe; thence (4) on a curve to the left having a radius of twenty five feet, an arc length of thirty nine and twenty seven one-hundredths feet to an iron pipe on the easterly right-of-way line of Valley View Circle; thence (5) along the easterly right-of-way line of Valley View Circle, north thirty four degrees fifty six minutes thirty four seconds west one hundred feet to an iron pipe, thence (6) along lands of Alice Ace, of which this lot, was formerly a part, on a curve to the left having a radius of twenty five feet, an arc length of thirty nine and twenty seven one-hundredths feet to an iron pipe; thence (7) by the same, north fifty five degrees three minutes twenty six seconds east two hundred thirty seven and thirty four one-hundredths feet to an iron pipe; thence (8) by the same, north thirty four degrees fifty six minutes thirty four seconds west one hundred sixty six and seventy one-hundredths feet to an iron pipe; thence (9) by the same and by lands of Charles I. Garris, Sr. (deed book volume 239, page 149), north fifty five degrees forty eight minutes forty two seconds east (at two hundred ninety feet passing an iron pipe) six hundred seventeen and twenty nine one-hundredths feet to an iron pipe in line of lands of J.B. Gebhardt; thence (10) by lands of J.N. Gebhardt, south twenty four degrees thirty three minutes forty six seconds east three hundred twenty five feet to the place of beginning.

CONTAINING: 4.310 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Heath Robinson, by Deed from Richard P. Garris and Siobhan A. Stang Donegan, dated 07/18/2007, recorded 08/15/2007 in Book 2313, Page 7733

TAX CODE: 09/4/1/14-6

TAX PIN: 09734401493058

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

**HEATH ROBINSON**

**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  
JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8099 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

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

**BEGINNING** at an iron on the Southerly line of a Township Road, said iron being the Northwesterly corner of Lot No. 1906 as shown on map entitled Section S-1, Stone Crest Park, 29 April, 1965. **THENCE** along Lot No. 1906 South 7 degrees 23 minutes 15 seconds East, 169.22 feet, more or less, to an iron in line of lands of A.B. Moyer; **THENCE** along said lands of A.B. Moyer South 82 degrees 49 minutes 35 seconds West, 120 feet to an iron, the Southeasterly corner of Lot No. 1904 as shown on said map; **THENCE** along Lot No. 1904 North 7 degrees 23 minutes 15 seconds West, 168.77 feet, more or less, to an iron in the Southerly line of the above mentioned Township Road; **THENCE** along the Southerly line of the said Township Road North 82 degrees 36 minutes 45 seconds East, 120 feet to the place of **BEGINNING**.

**BEING** Lot No. 1904 as shown on said map.

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

**BEGINNING** at an iron on the Southerly line of a Township Road, said iron being the Northwesterly corner of Lot No. 1905 as shown on map entitled Section S-1, Stone Crest Park, 29 April 1965. **THENCE** along Lot No. 1905 South 7 degrees 23 minutes 15 seconds East, 169.22 feet, more or less, to an iron in line of lands of A.B. Moyer; **Thence** along said lands of A.B. Moyer South 82 degrees 49 minutes 35 seconds West, 120 feet to an iron, the Southeasterly corner of Lot No. 1903 as shown on said map; **THENCE** along Lot No. 1903 North 7 degrees 23 minutes 15 seconds West, 168.32 feet, more or less, to an iron in the Southerly line of the above mentioned Township Road; **THENCE** along the Southerly line of the said Township Road North 82 degrees 36 minutes 45 seconds East, 120 feet to the place of **BEGINNING**.

**BEING** Lot No. 1905 as shown on said map.

**TAX** Id No. 20/8E/1/172

**PIN** No. 20632103336602

**BEING** the same premises which Margie Pearce, Administratrix CTA of the Last Will of Victor W. Spalluto AKA Victor W. Spalluto Jr. AKA Victor Spalluto, deceased, by Deed dated May 26, 2010 and recorded June 16, 2010 in the Allegheny County Recorder of Deeds Office in Deed Book 2372, page 312, granted and conveyed unto Heather Kehler.

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

**HEATHER KEHLER**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADLEY J. OSBORNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10203 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 Borough of East Stroudsburg, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**Beginning** at a point on the Southerly side of Berwick Heights Road, the Northwesterly corner of Lot 69 as shown on map of lots of Stroud Realty Company, Berwick Development, East Stroudsburg, PA, recorded in Plot Book Vol. 4, Page 93; **thence** along the southerly side of Berwick Heights Road, South 80 degrees 45 minutes East 80 feet to a point; **thence** by Lot No. 71, South 9 degrees 15 minutes 125 feet to a point; **thence** along the Northerly side of a five foot right-of-way reserved for utilities, North 80 degrees 45 minutes West 80 feet to a point; **thence** along the easterly side of a proposed ten foot path; North 9 degrees 15 minutes East 125 feet to the place of beginning. **Being** Lots Nos. 69 and 70 as shown on said map of lots of Berwick Development.

The parties of the second part agree that no structure or building of any kind shall be erected upon said lots within 20 feet of the Southerly side of Berwick Heights Road, provided however, that this clause shall not refer to any ordinary fence, shade, or ornamental tree or hedge.

The plans and specifications for the structure or building to be approved by the Board of Directors of Delaware Realty Co., predecessors in title.

Parcel No. 05730111678014

Tax ID # 5-5/2/4/20

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, an the owner or owners of such coal may have the complete legal right to remove all of such coal and in the connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. ( This notice

is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

BEING the same premises which Robert K. Ace, Jr. Construction, LLC, by Deed dated October 20, 2006, and recorded October 26, 2006, in the Monroe County Recorder of Deeds in Book 2285, Page 4964, granted and conveyed unto Mark Hernandez and Carmen Hernandez, as tenants by the entirety, in fee.

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

**MARK HERNANDEZ  
CARMEN HERNANDEZ**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTINA C. VIOLA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6916 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 three lots, tracts, parcels or pieces of land, situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1: BEGINNING at an iron, said iron being 25.00 feet South from the middle of the Monroe Carbon Trail and being also distant 275.00 feet on a course of North 78 degrees East from the beginning point in the description of land conveyed to Jennie White; thence at a uniform distance of 25 feet from the middle of said trail, North 78 degrees no minutes East 75 feet to an iron; thence by land now or late of Ezra M. Werkeiser and wife, South 32 degrees 19 minutes East 200 feet to an iron; thence by the same, South 78 degrees no minutes West 75 feet to an iron; thence by the same, North 32 degrees 19 minutes West 200 feet to the place of beginning.

No. 2: BEGINNING at an iron pipe on the southerly right-of-way line of Pennsylvania Traffic Route No. 209, said iron pipe being the northwesterly corner of

other lands of the Grantee hereof; thence along other lands of the Grantee hereof (Bearings from the M.M. of another year) South 32 degrees 19 minutes East 200 feet to an iron pipe; thence along other lands of Howard Lininger et ux. of which this lot was formerly a part, South 78 degrees West 50 feet to an iron pipe; thence by the same, North 17 degrees 55 minutes West 188.57 feet to the place of beginning. CONTAINING 0.215 acres, more or less.

No. 3: BEGINNING at an iron 25 feet southerly from the middle of the concrete pavement of Route No. 209, known locally as the Monroe-Carbon Trail, said iron being the northeast corner of present lot of said Grantees; thence along the southern edge of the said highway right-of-way and at a uniform distance of 25 feet from the middle thereof, North 77 degrees 54 minutes East 25 feet to an iron; thence by land of the Grantors, of which this was formerly a part, South 18 degrees 32 minutes East 95 feet to a corner; thence by the present lot of said Grantees, North 32 degrees 43 minutes West 100 feet to the place of beginning. CONTAINING 0.052 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Charles W. Martin and Josephine L. Martin, h/w, by Deed from Charles W. Martin and Josephine L. Martin, his wife, dated 02/23/2004, recorded 03/04/2004 in Book 2183, page 5586.

TAX CODE: 17/11/1/41  
TAX PIN: 17639001259193

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

**CHARLES W. MARTIN  
JOSEPHINE L. MARTIN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7477 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**PARCEL #1. ALL THAT CERTAIN** lot, parcel or piece

of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the north line of Pine Road, which road is 20 feet wide, and which point is located South 61 degrees West 310 feet from the northwest corner of said Pine Road and Westbrook Road; thence along the north line of said Pine Road South 61 degrees West 103.2 feet to a corner of Lot No. 4A; thence along the east side of said Lot No. 4A, and also along the east side of Lots No. 4 and No. 3, North 12 degrees 42 minutes West 241 feet to a corner of Lot No. 5; thence along the south side of said Lot No. 5, North 82 degrees 23 minutes East 100.00 feet to a corner of Lot No. 8; thence along the west side of Lot No. 8 South 12 degrees 42 minutes East 205 feet to the place of BEGINNING.

BEING Lot No. 6 in Block 'B' on Map of Development to be known as Sun Valley.

PARCEL #2. ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Pine Road, which road is 20 feet wide and which point is located South 61 degrees West two hundred six feet, more or less, fro the west line of Westbrook Road measured along the said north line of Pine Road; thence along the east side of Lot No. 11, North 12 degrees 42 minutes West 166 feet to a corner of Lot No. 7; thence along the south side of Lot No. 7, South 82 degrees 23 minutes West 100 feet to a corner of Lot No. 6; thence along the east side of said Lot No. 6, South 12 degrees 42 minutes East 205 feet to a point on the north line of Pine Road, above mentioned; thence along the said north line North 61 degrees East 103.2 feet to the place of BEGINNING.

BEING Lot No. 8 in Block 'B' on map of Development to be known as Sun Valley.

TITLE TO SAID PREMISES IS VESTED IN James M. Kneer, a single individual, by Deed from James M. Kneer, a single individual and James L. Kneer and Martha Kneer, h/w, dated 04/23/2003 in Book 2151, Page 3091.

Parcel No. 1:  
TAX CODE: 2/15/3/19-3  
TAX PIN: 02632004936752

Parcel No. 2:  
TAX CODE: 2/15/3/19  
TAX PIN: 02632004937746

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

**JAMES M. KNEER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6981 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 and piece of land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Westerly line of Hilltop Drive, said iron pipe being the Northeasterly corner of Lot No. 311 as shown on a map entitled "Section A-1, Emerald Lakes, 5 October 1967" and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Vol. 11, page 103;

THENCE along Lot No. 311 as shown on said map (a radial line to the second hereinafter described curve), North 72 degrees 32 minutes 00 seconds West, 214.71 feet to a point;

THENCE along lands of Pocono Crest as shown on said map, North 27 degrees 52 minutes 30 seconds East, 236.00 feet to a point;

THENCE along Lot NO. 308 as shown on said map (a radial line to the first hereinafter described curve), South 65 degrees 15 minutes 50 seconds East, 100.40 feet to an iron pipe;

THENCE along the Westerly line of Hilltop Drive as Shown on said map on a curve to the left, having a radius of 50.00 feet, an arc length of 38.26 feet to a point of compound curvature;

THENCE on a curve to the right, having a radius of 50.00 feet and an arc length of 55.42 feet to a point of compound curvature;

THENCE on a curve to the left, having a radius of 145.00 feet, an arc length of 41.80 feet to a point of compound curvature;

THENCE by the same as shown on said map on a curve to the left, having a radius of 450.00 feet, an arc length of 81.74 feet to the place of BEGINNING.

THE above described lot is a combination of Lots 309, Section A-1, and 310, Section A-1. The purpose of this transfer is to make the two lots forever one and no subdivision can occur between the two without permission of Emerald Lake Estates and the Tobyhanna Township governmental body.

BEING THE SAME PREMISES which John R. Griesemer and Frances Griesemer, by deed dated 04/27/2001 and recorded 05/08/2001 in Book 2095 Page 8914 conveyed to Frances Griesemer.

Pin #: 19633404837009  
Tax Code #: 19/3B/1/13

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

**FRANCES GRIESEMER  
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 on-

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 being known as Lot 838, as shown on Final Plan of Cornerstone Conservancy formerly Stonybrook Manor, being recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on February 26, 2007 in Plot Book Volume 79, Page 38.

**UNDER AND SUBJECT TO:**

1. The provisions of that certain **DECLARATION OF RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, AFFIRMATIVE OBLIGATIONS AND RESTRICTIONS APPLICABLE TO BLUE MOUNTAIN LAKE** dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286.

2. The provisions of that certain **CLUSTER II (ESTATE LOT) DECLARATION OF RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, AFFIRMATIVE OBLIGATIONS AND RESTRICTIONS APPLICABLE TO BLUE MOUNTAIN LAKE** dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1369.

3. Supplementary Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to the Transfer of Certain Declarant Rights Related to Blue Mountain Lake dated December 19, 2005 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2292, Page 205.

4. Supplementary Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Transferring Declarant Rights and Adding Certain Additional Property to the Blue Mountain Lake Properties Declaration and to the Cluster II Declaration Applicable to Cornerstone Conservancy at Blue Mountain Lake dated April 20, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2303, Page 7128.

**TITLE TO SAID PREMISES IS VESTED IN** Harvey Walker and Margaret Walker, h/w, by Deed from LTS Development, LLC., sbm to LTS Development, Inc., dated 07/29/2008, recorded 08/05/2008 in Book 2339,

Page 8923.

TAX CODE: 17/98208

TAX PIN: 17730200378065

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

**HARVEY WALKER  
MARGARET WALKER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2468 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, FEB 26, 2015  
AT 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 tract 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 in or near the center of Township of Route 591 from Penna. Route 196 to the Buck Hill Company Property, thence along land of Elaine Bisbing, North 51°42'30" West (at 17.00 feet passing a pipe) for 217.09 feet to a pipe, thence along lands of G. Noble Gilpin, of whose lands this tract was formerly a part, North 23°09'40" East for 208.00 feet to a pipe, thence along the same, South 51°42'30" East (at 200.00 feet passing a pipe) for 217.90 feet to a point in or near the center of above mentioned Township Route 591, thence in and along Township Route 591, South 23°09'40" West for 208.00 feet to the point of **BEGINNING**.

**CONTAINING 1.001 ACRES**

**PARCEL NO. 2:**

**ALL THAT CERTAIN** lot or tract of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in a line said point being a common corner of Elizabeth I. Harnden, Elaine Bisbing, and Bessie M. Woodring, and bearing North 51°42'30" West 217.09 feet from the centerline of Township Road 591 a corner common to D.C. Harris,

Elizabeth I. Harnden, and Elaine Bisbing, thence North 51°42'30" West 271.30 feet, crossing an iron pin and 12" cherry tree witness at 143.5 feet, thence North 30°14'30" East 200.79 feet to a point, thence South 51°42'30" East 217 feet to an iron pin, being common corner with Elizabeth I. Harnden, thence with the lands of Elizabeth I. Harnden South 23°09'40" West 208.0 feet to the point of BEGINNING.

BEING THE SAME PREMISES which Kevin McWilliams, a/k/a Kevin Robert McWilliams, by deed dated 08/08/2008 and recorded 08/18/2008 in Book 2340 Page 6029 conveyed to Shane McWilliams and Kevin Robert McWilliams.  
Pin #: 036368-00-12-7345  
Tax Code #: 03/3/17-2

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

**SHANE MCWILLIAMS  
KEVIN ROBERT MCWILLIAMS  
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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10746 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the southwesterly line of a turnaround at the end of Lisa Lane, said iron being the most northerly corner of Lot No. 509 as shown on map entitled "Final, Section B, Wildwood Manor Estates", dated 14 July 1983; thence along Lot No. 509, S 49A°30'32" W 354.06 feet to an iron, the southeasterly corner of Lot No. 515, Section A as shown on said map; thence partly along Lot No. 515, Section A and partly along Lot No. 514, Section A, N 12A°11'18"

E 300.00 feet to an iron, the southeasterly corner of Lot No. 513, Section A, N 12A°05'18" E 9.32 feet to an iron, the southwesterly corner of Lot No. 511 as shown on said map; thence along Lot No/ 511, N 78A°42'17" E 229.49 feet to an iron on the westerly line of Lisa Lane; thence along the westerly line of Lisa Lane in a southerly direction on a curve to the right having a radius of 50 feet an arc length of 52.36 feet to an iron, a point of reverse curvature on the westerly line of the abovementioned turnaround; recorded in thence along the westerly line of said turnaround on a curve to the right having a radius of 50.00 feet an arc length of 77.84 feet to the place of beginning. Containing 1.034 acres, more or less. Being Lot No. 510 as shown on said map. The above property is subject to restrictions and covenants contained in a certain declaration of covenants and restrictions pertaining to land known as "Wildwood Manor Estates" subdivision dated July 2, 1981, and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book Volume 1117, page 297, et seq., and in a certain amendment to said declaration dated July 7, 1981, and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book Volume 1119, page 62, et seq. Being Known As: 4 Lisa Lane n/k/a 1212 Lisa Lane, (Township of Barrett), Canadensis, PA 18325  
TAX CODE: 17B/1/37  
PIN NO.: 01639702888062

TITLE TO SAID PREMISES IS VESTED IN Luis R. Galzarza by deed from Kenneth Whitman and Lucille Whitman, his wife dated 12/11/2006 recorded 12/13/2006 and Deed Book 2290 Page 5208.

Having been erected thereon a single family dwelling.

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

**LUIS R. GALARZA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2675 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 **eldred**, County of Monroe and Commonwealth of Pennsylvania, being Lot 6A, Addendum to Pheasant Walk Estates, Phase 1, Pheasant Walk Estates Phase 1A, being more fully described as follows, to wit:

**BEGINNING** at an iron set on the Northerly side of Quail Road, said iron being the Southeast corner of Lot No. 5, Pheasant Walk Estates, Phase 1; thence along Lot 5 North 40 degrees 19 minutes 28 seconds East 233.05 feet to an iron set; thence along lands of Burdell Kushner South 80 degrees 45 minutes 32 seconds East 191.03 feet to an iron set; thence along Lot 8, Pheasant Walk Estates Phase 1, South 08 degrees 16 minutes 18 seconds West 356.18 feet to an iron set; thence along Quail Road the following 4 courses:

(1) North 81 degrees 43 minutes 42 seconds West 99.69 feet to an iron set;

(2) on a curve to the right having a radius of 150 feet for an arc length of 146.25 feet to an iron set;

(3) North 25 degrees 51 minutes 56 seconds West 29.57 feet to an iron set;

(4) on a curve to the left having a radius of 250 feet for an arc length of 103.89 feet to the place of beginning.

**CONTAINING** 2.00 acres, more or less.

**UNDER AND SUBJECT** to the notes and restrictive covenants on the Plan of Pheasant Walk Estates, Phase 1, Plot Book 63, page 178, as amended on Plan of Pheasant Walk Estates, Phase 1A, in Plot Book 72, page 220.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as more fully set forth in record book 2088, page 6757.

**BEING** known and numbered as 1127 Quail Road f/k/a RR 2 Box 89 H, Quail Road, Kunkletown, PA 18058.

**BEING** the same premises which Lourmel F. Cayo and Jocelyn C. Cayo, his wife, by Deed dated January 9, 2001 and recorded January 12, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2089, page 9264, granted and conveyed unto Darlan Cayo and Marie Cayo, his wife, as tenants by the entireties.

**TAX CODE:** 06/93182

**PIN NO:** 06622500797506

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

**MARIE CAYO**

**DARLAN CAYO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8677 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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 pin on the southerly side of Carol Road, a corner of Lot No. 163, as shown on "Map of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, PA" dated January 23, 1961, thence along the southerly side of Carol Road orth 84 degrees 34 minutes East 100 feet to a pipe; thence by Lot No. 164 South 5 degrees 26 minutes East 180 feet to a point; thence by lands of CLinton R. Alden of which this lot was formerly a part, South 84 degrees, 34 minutes West 100 feet to a point; thence by Lot No. 162 North 5 degrees 26 minutes West 180 feet to the place of beginning

**BEING** Lot No. 163 of said map lands surveyed for Clinton R. Alden.

Known as 156 Carol Road, East Stroudsburg, PA 18301

Parcel No. 9/110267

Pin No. 09-7345-03-01-8628

Being the same premises which GRP Realty Corp. granted and conveyed unto James Simmons and Lorraine Simmons by Deed dated July 24, 2001 and recorded September 10, 2001 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book 2104, Page 1816.

James Simmons departed this life April 4, 2008 vesting title solely to Lorraine Simmons as surviving tenant by the entirety.

**THIS DOCUMENT MA NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

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

**LORRAINE SIMMONS**

**A/K/A LORRAINE E. RAGIN SIMMONS**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 CRAIG OPPENHEIMER, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7307 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

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

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

**BEGINNING** at an iron on the easterly line of Remington Road said iron being the southwesterly corner of Lot No. 415 as shown on map entitled, "Section 1, Smithfield Village, John E. Detrick, et ux., revised, 20 January 1969"; thence along Lot No. 415 (a radial line to the hereinafter describe curve), North seventy five degrees fifty minutes twenty seconds East three hundred sixteen and thirty eighty one-hundredths feet to a point on line of lands of Samuel Puzio; thence along lands of Samuel Puzio; South twelve degrees twelve minutes ten seconds east one hundred twenty nine and fifty six one-hundredths feet to a point, said point being the northeasterly corner of Lot No. 417; thence along Lot No. 417, South seventy one degrees fifty one minutes fifty seconds West three hundred three and ninety one one-hundredths feet to an iron on the easterly line of Remington Road; thence along the easterly line of Remington Road, North eighteen degrees eight minutes ten seconds West one hundred two and twenty eight one-hundredths feet to a point of curvature; thence along the same on a curve to the right having a radius of seven hundred feet an arc length of forty eight and fifty six one-hundredths feet to the place of **BEGINNING**. **CONTAINING 1.01 Acres, more or less. BEING all of Lot No. 416 as shown on said map.**

**BEING THE SAME** premises which Diane C. Karlik, Single and Edward J. Gilroy, Single, by their Deed dated March 1, 2001, and recorded March 6, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2092 page 2063, granted and conveyed unto Diane E. Catania, a/k/a Diane C. Karlik and Jody A. Boushell and Michael M. Boushell, husband and wife.

**TAX PARCEL NO.:** 16/6A/1/39  
**PIN NO.:** 16-7313-03-10-4100

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

**DIANE E. CATANIA  
 A/K/A DIANE C. KARLIK  
 AND JODY A. BOUSHELL  
 AND MICHAEL M. BOUSHELL**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JAMES V. FARERI,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9449 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.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 Polk and Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 1, as shown on a plan entitled Final Plan, Map of Winter Hill Terrace, Section One as recorded in Plot Book Volume 61, page 281, bounded and described as follows, to wit:

**BEGINNING** at an iron on the Northerly side of Winter Court, being also a corner of remaining lands of Walter G. Gould, thence along the Southerly side of Winter Court, North 83° 30' 50" West (Magnetic Meridian) for 180 feet to an iron, thence along an easement arc on a curve to the right having a radius of 45 feet and an arc length of 70.69 feet to an iron on the Easterly side of Township Route 454 (High Hill Road), thence along the Easterly side of Township Route 454 (High Hill Road), North 6° 29' 10" East for 124.05 feet to an iron, thence along an easement arc on a curve to the right having a radius of 45 feet an arc length of 63.30 feet to an iron on the Southerly side of Pheasant Run Road, L.R. 45093, thence along the Southerly side of Pheasant Run Road, L.R. 45093, for the following two courses and distances: (1) on a curve to the left having radius of 331.50 feet and an arc length of 82.36 feet to an iron; (2) North 72° 50' 58" East for 80.75 feet to an iron, a corner of the remaining lands of Walter G. Gould, thence along the remaining lands of Walter G. Gould for the following two courses and distances: (1) South 17° 9' 2" East for 86.35 feet to an iron; (2) South 6° 29' 10" West for 190.08 feet to the place of **BEGINNING**.

**CONTAINING 1.181 acres more or less.**  
**BEING THE SAME PREMISES WHICH** Donald G. Kishbaugh and Martha A. Kishbaugh, his wife, by Deed dated 7/31/1995 and recorded 8/2/1995 in the

Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2017, Page 288, granted and conveyed unto George J. Palumbo, Jr. and Cheryl Palumbo, his wife.  
George J. Palumbo departed this life on October 24, 2012.

IMPROVEMENTS: Residential Property.

TAX CODE NO. 02/87092

PIN #02623900122742

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

**CHERYL PALUMBO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

GREGORY JAVARDIAN, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10222 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 **Paradise Township**, Monroe County, Pennsylvania, bounded and described as follows:

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

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

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

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

thence, North three (03) degrees thirty (30) minutes one (01) second East a distance of three hundred eighty-seven and seventy-two hundredths (387.72)

feet to a point in the middle of T.R. No. 611 (Williams Road);

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

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

Containing 2.63 acres, more or less.

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

**TAX CODE: 11/8A/1/23**

**TAX PIN: 11636604739704**

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

**JOSEPH A. KUBALAK**

**KIMBERLY A. KUBALAK**

**A/K/A KIMBERLY BALDWIN**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7008 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 Stroud**, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point on the westerly side of Christopher Street and being common corner with the Brown Development; thence along the said Brown Development North eighty-three degrees eleven minutes fifty seconds West one-hundred ten and four one-hundredths feet to a pipe and corner of Lot No. 102 on the hereinafter designated Plan of Lots; thence

along Lot No. 102 North six degrees forty-eight minutes ten seconds East one-hundred fifty feet to a point on the southerly side of Mohawk Trail; thence along the southerly side of Mohawk Trail South eighty-three degrees eleven minutes fifty seconds East fifty-five and fifty-two one-hundredths feet to a pipe; thence on a curve of a segment of a circle having a radius of forty feet (with the center of said circle being southwest of this course), a distance of fifty-seven and seventy one-hundredths feet to a point on the westerly side of Christopher Street; thence along the westerly side of Christopher Street South no degrees thirty-two minutes fifty seconds East one-hundred sixteen and six one-hundredths feet to the place of BEGINNING. BEING lot no. 101 of the Subdivision of Frank J. Young, Stroud Township, Monroe County, Pennsylvania, February 2, 1970, Leo A. Achterman, P.E.

UNDER AND SUBJECT to the covenants set forth on the map recorded in the Office for the Recording of Deeds hereinafter recited in Plot Book 13, Page 37.

UNDER AND SUBJECT to those certain covenants and conditions more fully set forth in the aforesaid Deed of conveyance and the deed of Frank J. Young and Norma E. Young, his wife, recorded in Deed Book Volume 390, Page 950, to Hattie E. Miller.

TITLE TO SAID PREMISES IS VESTED IN Denise Beale, by Deed from David E. Evans and Diane C. Serpico, nbn Diane C. Evans, h/w, dated 08/13/2010, recorded 08/16/2010 in Book 2374, page 5619.

TAX CODE: 17/4A/2/5

TAX PIN: 17730109069563

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6310 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron on the Easterly line of a road 40 feet in width said iron being the Southwesterly corner of Lot Number 301 as shown on Map entitled "Plotting II, Snow Hill Falls, Richard V. Kubiak and James O. Gregersen, 5 August, 1969"; thence along Lot Number 301, South 49 degrees 14 minutes 20 seconds East 364.76 feet to an iron; thence along Lot Number 303, Amended Plotting I, Snow Hill Falls, South 22 degrees 10 minutes 00 seconds West 117.57 feet to an iron being the most westerly corner of Lot Number 304, Amended Plotting I, Snow Hill Falls, South 1 degrees 25 minutes 40 seconds East 282.36 feet more or less to a point in the middle of Mud Run; thence in and along the middle of Mud Run its various courses and distances generally in a Westerly direction 133 feet more or less to a point in the middle of Mud Run; thence leaving Mud Run and along other lands of Richard V. Kubiak and James O. Gregersen, due North 149.95 feet more or less to an iron; thence along the same North 49 degrees 14 minutes 20 seconds West 398.15 feet to an iron on the Easterly line of the above mentioned road; thence along said road, North 40 degrees 45 minutes 40 seconds East 300.00 feet to the place of beginning.

TOGETHER with a right of way for [purposes of ingress, egress and regress from the hereinabove described lot to the public road known as Snow Hill Road over that portion of sellers land shown as a forty-foot private road on the aforementioned map.

BEING the same premises which Angela H. D'Ambrosio, married by Deed dated July 20, 2007 and recorded July 27, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2312 Page 185, granted and conveyed unto Albert T. D'Ambrosio, married.

TAX ID: 14/3B/1/73

PIN: 14730601075706

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ALBERT T. D'AMBROSIO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2256 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, FEB 26, 2015  
AT 10:00 A.M.**

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

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

**BEGINNING** at a point in the centerline of Twp. Rd. No. 369, being a common corner of Lot No. 4 and Lot No. 5 as shown on a plan titled "Final Plan, Section 1, Chestnut Ridge Plantation", dated July 13, 1987 and recorded November 15, 1987 in Plot Book Volume 59, Page 390; thence in and along said centerline of Twp. Rd. No. 369 south 70 degrees 04 minutes 20 seconds west 147.18 feet to a point; thence by the same south 71 degrees 53 minutes 37 seconds west 58.60 feet to a point of curvature; thence by the same on a curve to the right having a radius of 300.00 feet for an arc length of 148.63 feet (chord bearing and distance being south 86 degrees 05 minutes 12 seconds west 147.11 feet) to a point; thence leaving said centerline of Twp. Rd. No. 369, by Lot No. 6, north 10 degrees 16 minutes 46 seconds east (at 25.00 feet passing an iron pin) 284.20 feet to an iron pin; thence by Lot No. 3 north 67 degrees 34 minutes seconds east 204.35 feet to an iron pin; thence by the aforementioned Lot No. 4 south 19 degrees 55 minutes 40 seconds east (at 271.96 feet passing an iron pin) 296.96 feet to the place of beginning.

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

**BEING KNOWN** and numbered as L 51 Turkey Hill Road, Knyderville, PA 18353, a/k/a 787 Mauch Chunk Drive, Kresgeville, PA 18333.

**BEING THE SAME** premises which Michael A. Brady and Christine Brady, husband and wife, by deed dated July 22, 2005 and recorded August 4, 2005 in and for Monroe County, Pennsylvania, in deed book volume 2235, page 437, granted and conveyed unto Frank Williams and Pamela Williams, husband and wife, as tenants by the entireties.

**TAX CODE:** 15/7A/2/5

**PIN NO:** 15624602961920

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

**FRANK WILLIAMS  
PAMELA 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 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  
DENISE CARLON, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2075 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 message or tenements thereon erected, bounded and described as follows, to wit:**

That lot or piece of land situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, designated as Lot 7 Block 4 on a map of Spring Lake Estates as recorded March 10, 1972 in the Office for the Recording of Deeds &c., in and for Monroe County at Stroudsburg, Pennsylvania in Plat Book 16, Page 37, bounded and described as follows. to wit:

**BEGINNING** at a pipe on the eastern edge of forty foot road known as Spring Lake Drive, being also a corner of Lot No. 8; thence along Lot No. 8, North fifty degrees nineteen minutes thirty seconds East one hundred and ten feet to a pipe, being also a corner of Lot No. 6; thence along Lot No. 6, South sixty nine degrees thirty eight minutes thirty seconds East one hundred ninety eight and eighty three one-hundredths feet to a pipe on the western edge of a forty foot road known as Brinleigh Drive; thence along the western edge of Brinleigh Drive, South twenty degrees twenty one minutes thirty seconds West one hundred ninety eight and thirty five one-hundredths feet to a pipe; thence on a curve to the right with a radius of twenty five feet, fifty two and thirty five one-hundredths feet to a pipe on the eastern edge of the above mentioned Spring Lake Drive; thence along the eastern edge of Spring Lake Drive, North thirty nine degrees forty minutes thirty seconds West two hundred forty nine and sixty seven one-hundredths feet to the point of **BEGINNING**.

**CONTAINING** 0.911 acres.

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

**TITLE TO SAID PREMISES IS VESTED IN** Sharon Marie Sikand, by Deed from Sant S. Sikand, single, dated 05/11/2009, recorded 05/12/2009 in Book 2353, Page 840.

**TAX CODE:** 16/7D/1/46

**TAX PIN:** 16731102680675

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

**SANT S. SIKAND  
SHARON MARIE SIKAND**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7743 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, FEB 26, 2015  
 AT 10:00 A.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 Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone corner on the West side of Williams Road, said corner being also a corner of the Fredericks Lot; thence crossing the road and by the said Frederick Lot South eighty five degrees thirty minutes East two hundred twenty nine feet to a stone corner; thence by the same South twenty five degrees thirty three minutes East one hundred eighty nine and one-tenth feet to a stone corner; thence by land of the grantors, of which this was formerly a part, North sixty six degrees fourteen minutes East three hundred sixty six and four tenths feet to a stone corner; thence by the same North thirty five degrees forty eight minutes West two hundred thirty five feet to a stone row; thence by the same and along the stone row, crossing the aforementioned road, South seventy eight degrees eleven minutes West five hundred five feet to an iron on the West side of the said road and in line of land of William Barry; thence by the land of William Berry South sixteen degrees twenty eight minutes West forty six feet to the place of beginning.

**CONTAINING** two and four-tenths acres, more or less.

Being known and numbered as 576 Dyson Road, Swiftwater, PA, 18370.

**BEING THE SAME PREMISES WHICH** the Bank of New York Mellon Corporation, as trustee for TBW Mortgagebacked Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 by American Home Mortgage Servicing, Inc., its Attorney in Fact by a power of Attorney by Deed dated June 2, 2010 and recorded August 24, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2374, page 8636, granted and conveyed unto Jose Majao and Manuel P. Peguero.

TAX CODE: 12/11/1/26-1  
 PIN NO: 12636400532893

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

**MANUEL P. PEGUERO**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7888 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a point on the southwesterly sideline of 50.00 foot wide Cranberry Drive and in the dividing line between Lots Nos. 12 and 13 on plot of lots known as 'Green Wood Acres', Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967, and recorded 23 October, 1967, in the Recorder of Deeds Office in and for Monroe County in Plot Book Volume 11, Page 85'

**THENCE** from said beginning point and along the dividing line between Lots Nos. 12 and 13, South 51 degrees 39 minutes 50 seconds West, two hundred and thirty-three one-hundredths (200.33) feet to a point common to Lots Nos. 8, 9, 12 and 13;

**THENCE** from said point and along the line between Lots Nos. 9 and 12, North 35 degrees 02 minutes West, one hundred (100) feet to a point common to Lots No. 9, 10, 11 and 12;

**THENCE** from said point and along the line between Lots Nos. 11 and 12, North 51 degrees 39 minutes 50 seconds East two hundred and thirty-three one-hundredths (2-00.33) feet on the aforesaid southwesterly sideline of Cranberry Drive;

**THENCE** from said point and along said southwesterly sideline of Cranberry Drive, South 35 degrees 02 minutes East one hundred (100) feet to a point the place of **BEGINNING**.

**CONTAINING** in all 20, 033 square feet of land **BEING** Lot No. 12, Section E, Block 2, Greenwood Acres.

**TITLE TO SAID PREMISES IS VESTED IN** Lionel Gon-



zalez and Jovanie A. Gonzalez, h/w, as tenants by the entireties, by Deed from Roosevelt Broadus, unmarried, dated 05/20/2010, recorded 05/24/2010 in Book 2371, Page 957.

TAX CODE: 19/19A/1/80  
TAX PIN: 19539402575603

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

**LIONEL GONZALEZ  
JOVANIA 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  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10857 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

**ALL THAT CERTAIN piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 85 on a plan titled "Fox Chapel, Major Subdivision, Final Plan", dated March 4, 2002, (last revised 10/14/05) as prepared by Quad3 Group of Wilkes-Barre, Pa., and recorded in Monroe County Plot Book 77, Page 303 more fully described as follows, to wit:**

**BEGINNING** at a point on the northerly right of way line of Fox Trail Drive, said point being the most easterly common corner of Lot 84 and Lot 85, as shown on the above mentioned plan;

**THENCE 1.)** by said Lot 84, North 36 degrees 26 minutes 17 seconds West 100.00 feet to a point;

**THENCE 2.)** by Lot 86, North 53 degrees 33 minutes 43 seconds East 110.00 feet to a point on the westerly right of way line of Fox Chapel Drive;

**THENCE 3.)** along said Fox Chapel Drive, South 36 degrees 26 minutes 17 seconds East 75.00 feet to a point;

**THENCE 4.)** along the same, on a curve to the right having a radius of 25.00 feet for an arc length of 39.27 feet to a point on the northerly right of way line of said Fox Trail Drive;

**THENCE 5.)** along said Fox Trail Drive, South 53 de-

grees 33 minutes 43 seconds West 85.00 feet to the place of BEGINNING.

**UNDER AND SUBJECT** to all easements and rights of way of record, or as they exist on the ground. **BEING** all of Lot 85, as shown on the above mentioned plan.

**BEING THE SAME PREMISES** which LTS Homes, LLC., by deed dated 09/27/2011 and recorded 09/29/2011 in Book 2392 Page 689 conveyed to Mark J. Patney and Barbara Gomes-Patney, husband and wife.

Pin #: 16731203030323

Tax Code #: 16/98548

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

**BARBARA GOMES-PATNEY  
MARK J. PATNEY**

**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, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3760 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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 Chestnuthull, County of Monroe and State of Pennsylvania, designated as Lot No. 184, on a map entitled, "Final Plan, Map of Section Four, The Birches West", dated 10 march 1978 and recorded in Plot Book Volume 41, Page 21, being further bounded and described as follows, to wit:**

**BEGINNING** at an iron on the northerly line of Brian Lane, said iron being the most Southerly corner of Lot No. 198, as shown on the aforesaid map;

**THENCE** along Lot No. 183, (a radial line to the hereinafter described curve) North 42 degrees 42 minutes 30 seconds, East 300.12 feet to an iron;

**THENCE** along Sierra View, Section Five as recorded in Plot Book Volume 33, Page 41; South 37 degrees

15 minutes 36 seconds, East 190.00 feet to an iron, the Northeastly corner of Lot No. 185 as shown on the aforesaid map;

THENCE along Lot No. 185, South 53 degrees 13 minutes 39 seconds, West 291.99 feet to an iron on the Northeastly line of Brian Lane;

THENCE along the Northeastly line of Brian Lane, North 36 degrees 46 minutes 21 seconds, West 84.08 feet to a point of curvature;

THENCE along the same on a curve to the left having a radius of 280.00 feet and an arc length of 51.41 feet to the place of BEGINNING.

BEING Lot No. - 184 as shown on the aforesaid map. BEING the same premises which James J. Lese, Jr. and Marian Lese, Husband and wife by Deed dated November 10, 2003 and recorded November 13, 2003 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2173 Page 9264, granted and conveyed unto Gumercindo Semidey, Jr. and Emelia Collazo-Semidey, husband and wife.

Premises being: 1158 Brian Lane, Effort, PA 18330

TAX ID: 02/14F/2/64

PIN: 02634001080584

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

**GUMERCINDO SEMIDEY, JR.**

**EMELIA COLLAZO-SEMIDEY**

**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  
ANDREW J. MARLEY, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10457 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 Hamilton**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin located in the southerly right-of-way of Tim Street, said iron pin being the northwest corner of the herein described tract; thence

along said southerly right-of-way of Tim Street, North fifty nine degrees nine minutes thirty four seconds East, one hundred and seventy five feet to an iron pin; thence leaving said southerly right-of-way of Tim Street and proceeding along the West line of Lot #4, Section Two, South thirty degrees fifty minutes twenty six seconds East, two hundred and fifty feet to an iron pin; thence along line of land common to Victor Newell, South fifty nine degrees nine minutes thirty four seconds West, one hundred and seventy five feet to an iron pin; thence along the East line of Lot #6, Section Two, North thirty degrees fifty minutes twenty six seconds West, two hundred and fifty feet to the place of BEGINNING. CONTAINING 1.004 acre, more or less.

BEING Lot #5, Section Two, as shown on a revised Plotting of Lots of Section Two, Woodhills Estates, 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 123.

BEING THE SAME PREMISES which Daniel P. Schecter and Suzanne M. Schecter, husband and wife, by deed dated October 16, 2001, and recorded October 25, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2107, Page 1753, granted and conveyed unto Denis Jeter, III and Betania Elizabeth Jeter, husband and wife.

TAX PARCEL NO.: 7/8A/2/9

PIN NO.: 07-6370-03-40-1657

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

**DENNIS JETER, III AND**

**BETANIA ELIZABETH JETER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES VINCENT FARERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5003 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN Lot 326, Section G-II, being situated and location in Coolbaugh Township, Monroe County, Pennsylvania, and encompassed and included within one of the following plats; a subdivision plat drawn by L.A. Achterman, Jr., P.E. known as Section G-I of Stillwater Lake Estate, Sun dance Stillwater Corp. dated October 18, 1968, November 8, 1968 and approved by Monroe County Planning and zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats Monroe County on April 24, 1969; in Plat Book 12, Page 61; a subdivision plat drawn by L.A. Achterman, Jr. P.E. known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp. dated Nov. 29, 1968, approved by Monroe County Planning Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat if filed and recorded in office for recording of plats, Monroe County on April 24, 1969, in Plat Book 12, Page 63; a subdivision plat drawn by L.A. Achterman, Jr. P.E. known as Section G-III of Stillwater Lake Estates, Sun Dance Stillwater Corp dated December 18, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats Monroe County on April 24, 1969, in Plat Book 12, Page 65. Said lot having a frontage on Thunder Drive of 77.61 feet and a rear line of 87.32 feet; northerly side line of 18.08 feet and a southerly side line of 148.46 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.

**TITLE TO SAID PREMISES IS VESTED IN** Irma Grant Williams, by Deed from Builders Mortgage Service, Inc., dated 06/13/2003, recorded 06/26/2003 in Book 2157, Page 8843.

TAX CODE: 3/14C/3C112  
TAX PIN: 03634502869844

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**IRMA GRANT 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  
JONATHAN LOBB, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2674 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel or lot of ground lying and being situate in the Township of Pocono, County of Monroe, State of Pennsylvania, designated as Building 11, Unit 44, known as 44 Image Drive on the Plan entitled 'Stone Row Estates, Phase II Subdivision Plan' prepared by Reimes and Fisher Engineering, dated July 31, 1987, and approved by the Pocono Township Planning Commission and Board of Supervisors and recorded in the Office for the Recording of Deeds in and for the County of Monroe of Stroudsburg, Pennsylvania, in Plot Book 60, Page 223.

TOGETHER with the right to use private roadways, situate on the lands of the Grantor of which the above described premises were formerly a part and as depicted on the Plan of Stone Row Estates, above recited for the purposes of ingress, egress and regress to the above described premises in common with the Grantor, its successors and assigns, to and from the public road.

UNDER AND SUBJECT and together with all rights and privileges as are more fully set forth in a certain 'Declaration of Covenantns, Conditions and Restrictions for Stone Row Estates, Planned Residential Development' made by Stone Row Development Corporation, dated January 9, 1989, and recorded in the aforesaid Office for the Recording of Deeds, in Record Book 1663, page 481.

**TITLE TO SAID PREMISES IS VESTED IN** Shana Wilder given by Federal Home Loan Mortgage Corporation by Kamiel Houston, Attorney in Fact by Power of Attorney recorded 05/20/2004 in Book 2199 Page 8651, dated 09/27/2005, recorded 10/17/2005 in Book 2244 Page 1684.

TAX CODE: 12/111377/U44  
TAX PIN: 1263600079375

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**SHANA WILDER  
THADDEUS WILDER**

**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  
**JOHN MICHAEL KOLESNIK,**  
 Esquire

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOSEPH E. DEBARBERIE,**  
 ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2274 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

**ALL THAT CERTAIN lot or piece of ground situate in the Township of Chestnut Hill County of Monroe and Commonwealth of Pennsylvania, being Lot No. 272, Birch Brier Estates, Section Eight, recorded in Plat Book Volume 60 page 129, being bounded and described as follows to wit:**

**BEGINNING** at an iron on the westerly side of Shane Drive, being also a corner of Lot No. 271, Birch Brier Estates, section 8; thence along Lot No. 271 South 77 degrees 50 minutes 05 seconds West (Magnetic Meridian) for 291.00 feet to an iron in line of lands of Sun Valley; thence along lands of Sun Valley North 12 Degrees 09 minutes 55 seconds West for 151.00 feet to an iron in the southerly side of a future access road; thence along the southerly side of the future access road North 77 degrees 50 minutes 05 seconds East 251.00 feet to an iron; thence along an easement arc on a curve to the right having a radius of 40.00 feet for the arc length of 62.83 feet to an iron in the westerly side of Shane Drive; thence along the southerly side of Shane Drive South 12 degrees 09 minutes 55 seconds East for 111.00 feet to the place of **BEGINNING**.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as stated in the deed recorded in Deed Book Volume 1493 page 483, Amended in Record Book 1582 page 1348 and recorded in Book Volume 1627 page 1620.

**TITLE TO SAID PREMISES IS VESTED IN** Carlos J. Miguel and Clary Fernandez Miguel, husband and wife their heirs and assigns as tenants by the entireties given by Jack Dempsey, single, and Gregory Hrabar and Gail Hrabar, husband and wife, dated 1/2/20/1995, recorded 01/10/1996 in Book 2021, Page 5479.

**TAX CODE:** 02/116820  
**TAX PIN:** 02633001259709

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

**CARLOS J. MIGUEL  
 CLARY FERNANDEZ MIGUEL**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9448 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, FEB 26, 2015**

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

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

**ALL THAT CERTAIN** piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 7 on a plan entitled, 'Subdivision of Lands of Rusk & Co., Inc.,' dated March 23, 1990 (last revised 5/18/90) as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors of Marshalls Creek, Pennsylvania and recorded in Plot Book Vol. 62, page 233, more fully described as follows, to wit:

**BEGINNING** at a point in Hollow Road (S.R. 2023), said point being a common corner of Lot 7 and Lot 8; **THENCE** (1) in and along said Hollow Road, and by lands of Audry D. Balmoos and by lands of C. Bogert Mott, North 54 degrees 11 minutes 16 seconds East, 408.29 feet to a pipe; **THENCE** (2) by lands of Shawnee Water Co., South 50 degrees 31 minutes 53 seconds East, 232.37 feet to an angle iron; **THENCE** (3) by the same, South 83 degrees 27 minutes 27 seconds East, 132.60 feet to a pin in line of Lot 6 as shown on the above mentioned plan; **THENCE** (4) by said Lot 6, and by Lot 5, South 28 degrees 52 minutes 58 seconds West, (passing a pin at 227.69 feet) 262.67 feet to a pin; **THENCE** (5) by said Lot 5, South 48 degrees 45 minutes 34 seconds East, 265.00 feet to a pin; **THENCE** (6) by said Lot 8, North 43 degrees 53 minutes 13 seconds West, 455.94 feet, the place of **BEGINNING**.

**BEING** Lot 7 as shown on the above mentioned plan. **TITLE TO SAID PREMISES IS VESTED IN** John D. O'kula, by Deed from John D. O'Kula and Nancy L. O'Kula, h/w, dated 06/03/2005, recorded 06/16/2005 in Book 2229, Page 1435.

**TAX CODE:** 16/87716  
**TAX PIN:** 16-7332-03-01-4910

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

**JOHN D. O'KULA A/K/A  
 JOHN O'KULA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8647 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 Borough of Mt. Pocono, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Tract One: Beginning at a pipe on the northerly side of Church Avenue and the easterly side of Oak Street bears South 68A°30' West 200.00 feet. Thence by lands of Montovision Realty, Inc., of which this was formerly a part, North 21A°30' West 150 feet to a pipe; thence by the same North 68A°30' East 100.00 feet to a pipe, thence by the same 21A°30' West 150.00 feet to a pipe on the northerly side of Church Avenue; thence along the northerly side of Church Avenue South 68A°30' West 100.00 feet to the place of beginning. Containing 15,000 square feet. Tract Two: Beginning at a pipe on the northwesterly line of Church Avenue being the southwesterly corner of lands granted and conveyed to Montovision Realty Inc., unto David A. Carey by deed dated August 27, 1971, and recorded in Deed Book Volume 405, at Page 285, Stroudsburg, PA; thence along the northwesterly line of Church Avenue South 68A°30' West 20 feet to a point; thence by lands of Montovision Realty, Inc., of which this tract was formerly a part, North 21A°30'20" to a pipe; thence by lands of David A. Carey South 21A°30' East 150 feet to the place of beginning.

Being Known As: 112 Church Avenue, Mount Pocono, PA 18344

TAX CODE: 10/7/2/28

PIN NO.: 10635511660537

TITLE TO SAID PREMISES IS VESTED IN Michael O'Connell by deed from Maryellen Gleixner, Administratrix of the Estate of Margaret C. Bricca, deceased dated 09/27/2007 recorded 10/03/2007 in Deed Book 2317 Page 6978.

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

**MICHAEL O'CONNELL  
A/K/A MICHAEL T. O'CONNELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9402 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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, bounded and described as follows, to wit:

BEGINNING at a point on the east line of Westbrook Road, which road is twenty-four feet wide and which is located Northwest two hundred fifty-eight feet from the Northeast corner of said Westbrook Road and Juniper Road; thence along the North side of Lot No. 13, North seventy-seven degrees eighteen minutes East two hundred seventy-one feet to a point in the middle of a stream, which point is also a corner of Lot No. 12; thence along the middle of said stream, North thirty-eight degrees twenty minutes West one hundred ten and seven tenths feet to a corner of Lot No. 9; thence along the South side of said Lot No. 9, South seventy-seven degrees eighteen minutes West two hundred forty-eight feet to a point on the East line of Westbrook Road, first above mentioned; thence along the said East line South twenty-six degrees fifty-six minutes East one hundred two feet to the place of BEGINNING.

UNDER AND SUBJECT to conditions, covenants, reservations, restrictions, rights of way, easements, exceptions, etc. as cited in Monroe County Deed Book 309 Page 145 and the Record Chain of Title. Parcel number 02/15/3/71-1

Pin Number 02632002953267

Being Known As: 602 Westbrook Road, Effort, Chestnuthill Township, Monroe County, PA 18330

Title to said premises is vested in Carol J. Martinez and William Martinez by deed from Carol J. Martinez and William Martinez, husband and wife, by deed from William Martinez and Carol J. Martinez, husband and wife dated July 5, 2011 and recorded July 14, 2011 in Deed Book 2389, Page 105.

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
CAROL J. MARTINEZ AND  
WILLIAM MARTINEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6669 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 place of land situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, bounded and described as follows:**

BEING shown and designated as Lot No 3805, Section RR-1 as shown and designated on plan of Indian Mountain Lakes, Section RR-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dates January 11, 1982, and recorded January 13, 1984, at the Recorder of Deeds for Monroe County, Map Book 52, Page 109.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, conditions, reservations, exceptions and restrictions as of record. Being Known As: 674 Scenic Drive, f/k/a 1134 Indian Mountain Lakes, Albrightsville Tunkhannock, Monroe County, PA 18210

Parcel number 20/8K/1/142  
Pin Number 20632103332298

Title to said premises is vested in Wayne Goldsworth and Elaine Goldsworth, husband and wife by deed from Blue Mountain Craftmen, Ltd dated March 7, 1995 and recorded March 27, 1995 in Deed Book 1999, page 0360.

The said Elaine Goldsworth has departed this life on July 14, 2010. Thus vesting property to Wayne Goldsworth by operation of law.

The said Wayne Goldsworth has departed this life on April 20, 2012. Thus conveying property to Cori Ann Harrison, a/k/a Cori Ann Bruck, Executrix of the Estate of Wayne R. Goldsworth, a/k/a Wayne Goldsworth, Deceased Mortgagor and Real Owner.

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

**CORI ANN HARRISON A/K/A CORI ANN BRUCK EXECUTRIX OF THE ESTATE IF WAYNE R. GOLDSWORTH A/K/A WAYNE GOLDSWORTH DECEASED MORTGAGOR AND REAL OWNER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8190 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:**

BEGINNING at an iron on the southerly line of a road fifty (50) feet in width, said iron being the northeasterly corner of Lot No. 902 as shown on map entitled "Section D, Wagner Forest Park, 16 July 1971" recorded in the Office for the Recording of Deeds, etc., in Plot Book Volume 15, Page 101; thence along the southerly line of the above mentioned road, South 59 degrees 26 minutes 00 seconds East 275.00 feet to an iron; thence along lands of Wagner's Forest Products, Inc., South 30 degrees 34 minutes 00 seconds West 253.23 feet to an iron; thence along the same, North 85 degrees 20 minutes 30 seconds West 305.72 feet to an iron, the southeasterly corner of Lot No. 902 as shown on said map; thence along Lot No. 902, North 30 degrees 34 minutes 00 seconds East 386.80 feet to the place of BEGINNING.

CONTAINING 2.020 Acres, more or less.  
BEING Lot No. 901 as shown on said map, now known as Lot No. 92.

SUBJECT to covenants and restrictions of Wagner Forest Park as recorded in Monroe County Deed Book Volume 727 Page 146.

**TITLE TO SAID PREMISES IS VESTED IN James T.**



Felletter, Jr. and Maureen A. Felletter, his wife, as tenants by the entireties, by Deed from William J. Stenger and Mary Jane Stenger, his wife, dated 09/02/1987, recorded 10/19/1987 in Book 1584, Page 521.

TAX CODE: 19/12D/1/92

TAX PIN: 19631503011751

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

**JAMES P. FELLETER JR**

**A/K/A JAMES T. FELLETER JR**

**MAUREEN A. FELLETER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11211 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, FEB 26, 2015**

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

**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, State of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the centerline of Nottingham Drive (33 feet in width); thence along the said centerline of said Nottingham Drive South 78 degrees 58 minutes West 160 feet to a point; thence along the Easterly line of Lot No. S-6 North 11 degrees 4 minutes West 160 feet to a point the Southwest corner of Lot No. J-20; thence along the Southerly lines of Lots Nos. J-20 and J-19 North 78 degrees 56 minutes East 160 feet to a point the Northwest corner of Lot No. S-9; thence along the Westerly line of Lot No. S-9 South 11 degrees 4 minutes East 160 feet to the place of beginning.

**BEING** Lot Nos. S-7 and S-8 as shown on a Map titled Robin Hood Lake, revised Second and Third Plotting, last revised January 15, 1975 and recorded in Plot Book 25 page 121.

**THE** above lots were joined together in Map Book 77 at Page No. 114. The new lot is known as "Lot S7A" in Robin Hood Lake.

**EXCEPTING AND RESERVING** that portion of the

above described lot which is within the limits of said Nottingham Drive.

**TAX PARCEL #13/10A/1/242**

**TAX PIN #13-6219-06-38-3569**

**Being Known As:** 7 A Nottingham Drive, Kunkletown, Polk Township, Monroe County, PA 18058

Title to said premises is vested in by deed from Mark Peccarelli and Valerie Peccarelli by deed from CERTIFIED INSPECTION SERVICES D/B/A CERTIFIED HOME BUILDERS dated July 29, 2005 and recorded August 18, 2005 in Deed Book 2236, Page 7943.

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

**MARK PECCARELLI AND**

**VALERIE J. PECCARELLI**

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

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

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

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6288 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

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

**BEGINNING** at an iron pipe on the easterly line of a proposed road forty feet in width, said iron pipe being the northeasterly corner of Lot 507 as shown on map entitled "Section B, Ski Haven Lake; 29 June" 1965; **THENCE** along the easterly line of said proposed road, North twenty-one degrees twenty-six minutes twenty seconds West one hundred feet to an iron pin; **THENCE** along Lot No. 505; Section A, North sixty-eight degrees thirty-three minutes forty seconds East two hundred feet to a point; **THENCE** along Lot No. 526 as shown on said map, South twenty-one degrees twenty-six minutes twenty seconds East one hundred feet to a point; **THENCE** along Lot 507 as shown on said map; South sixty-eight degrees thirty-three minutes four seconds West two hundred feet to the place of **BEGINNING**.

**BEING** the same premises which Simeon Tudor

granted and conveyed to Pernel Johnson by Deed dated December 29, 2006 and recorded in the Office of the Monroe County Recorder of Deeds on January 4, 2007, in Deed Book 2292, at Page 7346, as Instrument No. 200700526.

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

CODE NO. 12/5A/1/15  
PIN NO. 12637401363817

Being known as 217 Pine Tree Drive, Cresco, PA 18326

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

**PERNEL JOHNSON A/K/A**

**PERNAL D. JOHNSON**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4959 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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, together with improvements thereon erected, situate in the Township of Chestnuthill, County of Monroe and state of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron on the southerly line of Azalea Lane, said iron being the northwesterly corner of Lot No. 110 as shown on map entitled 'Camellia Acres, revised 20 February 1974' thence along Lot No. 110, south 6 degrees 56 minutes 12 seconds east 293.05 feet to an iron pipe in line of lands now or formerly of Edgar Burd; thence along said lands now or formerly of Edgar Burd, north 72 degrees 27 minutes 53 seconds west 217.15 feet to an iron, said iron being the southeasterly corner of Lot No. 108 as shown on said map; thence along Lot No. 108 (a radial line to the hereinafter described curve), north 7 degrees 47 minutes 56 seconds east 218.87 feet to an iron on the southerly line of Azalea Lane; thence along the south-

erly line of Azalea Lane in an easterly direction o a curve to the left having a radius of 260 feet an arc length of 66.79 feet to a point of tangency; thence along the same, north 83 degrees 04 minutes 48 seconds east 76.00 feet to the place of beginning.

CONTAINING 1.006 acres, more or less.

BEING Lot No. 109 as shown on said map being recorded in plot book 22, page 5.

**TITLE TO SAID PREMISES IS VESTED IN** Greg Duncan and Rose Duncan, h/w, by Deed from Steven Ford, widower, dated 12/23/2005, recorded 12/28/2005 in Book 2252, Page 9843.

TAX CODE: 02/2/3/13

TAX PIN: 02625804847651

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

**GREG DUNCAN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1224 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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. 290, Section 6 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 121.

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

Parcel number 03/4B/3/80

Pin Number 03636703008496

Being Known As: 2906 Dorset Road, Tobyhanna, Coolbaugh, Monroe County, PA 18466

Title to said premises is vested in Sherry Blumhagen by deed from Franco Masiello and Leonarda Masiello, his wife dated September 1, 2005 and recorded Sep-

ember 6, 2005 in Deed Book 2238, Page 7692.

The said Sherry Blumhagen has departed this life on November 26, 2010. Thus conveying property to All unknown surviving heirs of Sherry Blumhagen, Deceased Mortgagor and Real Owner, Sher Esquilles a/k/a Sherry Blumhagen and Chaz J. Blumhagen, known surviving heirs of Sherry Blumhagen, deceased Mortgagor and Real Owner.

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

**ALL UNKNOWN SURVIVING HEIRS OF SHERRY BLUMHAGEN, DECEASED MORTGAGOR AND REAL OWNER, SHER ESQUILLES A/K/A SHERRY BLUMHAGEN, KNOWN SURVIVING HEIRS OF SHERRY BLUMHAGEN, DECEASED MORTGAGOR AND REAL OWNER AND CHAZ J. BLUMHAGEN KNOWN SURVIVING HEIR OF SHERRY BLUMHAGEN, DECEASED MORTGAGOR AND REAL OWNER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9650 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

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

**BEGINNING** at a point, the southeast corner of land of J.R. Gailbraith, said point being in the middle of the public road leading from Tannersville to Cherry Lane; thence leaving said road and along lands of said Gailbraith, North three degrees thirty minutes East, at sixteen and fifty one-hundredths feet passing over an iron bar, three hundred ninety-one and three one-hundredths feet to an iron bar, said point being a corner common to lands of said Gailbraith and Myers; thence along lands of the Myers North sixty-four degrees ten minutes East, three hundred forty-four and

four one-hundredths feet to an iron pin; thence along other land of the Besecker's and of which this was formerly a part, South three degrees thirty minutes West, five hundred sixty-seven and nine one-hundredths feet to a point in the middle of the aforementioned public road; thence along the center of said public road, North eighty-five degrees fifteen minutes West, three hundred feet to the place of **BEGINNING**. CONTAINING 3.30 acres, more or less.

**BEING** the same premises which George M. Felker by Deed dated July 30, 2004 and recorded on August 5, 2004, with the Office of the Recorder of Deeds of Monroe County in Deed Book 2198, Page 4835, granted and conveyed unto James H. Sengle.

Tax Code #: 12/21/1-3

Pin Number: 12638200168173

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

**JAMES H. SENGLE  
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  
LAUREN BERSCHLER KARL,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3188 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

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

**BEGINNING** at an iron pin in the Southerly side of a street known as Michael Street as shown on a map entitled "Subdivision of Beechwood Acres" corner of Lot No. 19 as shown on said map; thence along the Southerly side of Michael Street, South 68 degrees 54 minutes 18 seconds East 103.30 feet to a pipe, corner of Lot No. 21; thence along the Westerly side of Lot No. 21, South 21 degrees 05 minutes 42 seconds West 195.15 feet to a pipe in line of land now or late of Thomas Evermon; thence along lands now or late of Thomas Evermon North 67 degrees 33 minutes 47

seconds West 103.33 feet to an iron pipe, corner of Lot No. 19; thence along the Easterly line of Lot No. 19 North 21 degrees 05 minutes 42 seconds East 192.73 feet to a point and place of BEGINNING. BEING Lot 20 on Plan of Lots of Beechwood Acres UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land. BEING THE SAME PREMISES which Francis Granat and Jesse L. Reish, by Deed dated July 16, 2007, and recorded August 20, 2007 in the Office of the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2314, Page 890, granted and conveyed unto Francis R. Granat.

TAX ID NO.: 15/6A/2/19  
PIN NO.: 15-6257-01-26-3183

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

**FRANCIS R. GRANAT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FARERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8448 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

BEGINNING at an iron on the northerly line of L.R. 45085, Green View Drive, said iron being the most southerly corner of Lot No. 6 as shown on map entitled, "Subdivision of Lands of George A. Schimpf, Et Ux", dated 11 September 1986 and revised 10 November 1986 as recorded in the hereinafter recited Office in Map Book Vol. 58 Page 359; thence along Lot No. 6, North 26 degrees 01 minute 28 seconds East 300 feet to an iron; thence along the same, North 86 degrees 56 minutes 33 seconds East 190.75 feet to an iron, the northwesterly corner of Lot No. 8 as

shown on said map; thence along Lot No. 8. South 26 degrees 01 minute 28 seconds West 392.72 feet to an iron on the northerly line of L.R. 45085, Green View Drive, thence along the northerly line of L.R. 45085 Green View Drive, North 63 degrees 58 minutes 32 seconds West 166.70 feet to the place of BEGINNING. CONTAINING 1.326 Acres, more or less. BEING Lot No. 7 as shown on said map.

BEING THE SAME premises which Elizabeth Donella, widow and Joseph Meringolo, a married man, by Deed dated October 8, 2002, and recorded October 17, 2002 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2134 page 3637, granted and conveyed unto Lisa M. Borger.

TAX PARCEL NO.: 17/14/1/52-7  
PIN NO.: 07-6279-00-22-4257

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

**LISA M. BORGER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FARERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5565 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 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 ONE:**

ALL THAT CERTAIN tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Coolbaugh, in the County of Monroe and State of Pennsylvania, marked and designated as Lot Number 7314, Section K, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 16, Page 113.

**PARCEL TWO:**

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania marked and designated as Lot No. 7315, Section K as shown on "Plotting of Pocono Farms, Inc.,

Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" as recorded in Monroe County, Pennsylvania, in Plot Book No. 16, page 113. 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 Number 03/7F/2/63

Pin Number 03634704748479

Being Known As: 7314 Navajo Place, Tobyhanna, Coolbaugh, Monroe County PA 18466

Title to said premises is vested in Irving Bagu and Jacqueline Bagu, his wife by deed from James A/ Meade and Deirde B. Meade, his wife dated July 15, 2002 and recorded July 18, 2002 in Deed Book 2126, Page 7599.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IRVING BAGU AND  
JACQUELINE BAGU**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2182 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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:

BEGINNING at a point on the southerly line of Stroud Lane, a common corner of Lot No. 9 and Lot No. 10 as shown on a plan entitled, 'Section 1, Eastern Pocono Park, Eastern Pocono Park, Inc., Owner & Developer, Middle Smithfield Township, Monroe County, Penna., dated May 29, 1969, prepared by Edward C. Bess Associates', on file in the Recorder's Office, Stroudsburg, Pa., in Plot Book Volume 12, Page 141; thence by Lot No. 10 South 10 degrees 07 minutes 46 seconds East 200.00 feet to a point; thence by lands of Eastern Pocono Park South 79 degrees 52 minutes 14

seconds West 100.00 feet to a point; thence by Lot No. 8 North 10 degrees 07 minutes 46 seconds West 200.00 feet to a point on the southerly line of Strand Lane; thence along the southerly line of Stroud Lane North 79 degrees 52 minutes 14 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 20,000 square feet, more or less.

BEING Lot No. 9, Block 2 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sarah J. Smith and Joseph R. Perfetti, individuals, by Deed from Luke J. Suppa, Jr. and Margaret Suppa, h/w, dated 09/05/2008, recorded 09/15/2008 in Book 2341, Page 9854.

TAX CODE: 09/6B/2/58

TAX PIN: 09733402651396

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SARAH J. SMITH  
JOSEPH R. PERFETTI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 446 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

All that certain lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 50, Section 3 as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates, and recorded in Monroe County, Pennsylvania in Plot Book Number 32, Page 69.

Being the same premises which Dr. Leslie A. Hess and Jeanne Hess, his wife, by their deed dated May 21, 1987 and recorded June 18, 1987 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 1560, Page 183, granted and conveyed unto Francis E. Cullen and Rita E. Cullen, his wife, in

fee. 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 Clifford A. Rau and Joan E. Rau, husband and wife by Deed from Francis E. Cullen and Rita E. Cullen, husband and wife dated 08/28/1998 and recorded 08/31/1998 in the Monroe County Recorder of Deeds in Book 2052, Page 7622. Being known as 2145 Candlewood Drive, Blakeslee, PA 18610

Tax Parcel Number: 20/3B/1/10  
Tax Pin Number: 20633101064095  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLIFFORD RAU, A/K/A CLIFFORD A. RAU, SR. A/K/A CLIFF RAU 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  
ROBERT W. WILLIAMS, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2786 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, FEB 26, 2015  
AT 10:00 A.M.**

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

Beginning at a point on the south side (incorrectly stated as North Side in prior deed) of Davids Road, which road is 20 feet wide, and which point is located South 78 degrees 42 minutes East 164 feet from the southeast corner of said Davids Road and Barrys Road; thence along the South line of Davids Road South 78 degrees 42 minutes East 100 feet to a corner of Lot No. 605; thence along the West side of Lot 605 South 11 degrees 18 minutes West 150 feet to a corner of Lot No. 602; thence along the North side of Lot 602 North 78 degrees 42 minutes West 100 feet to a corner of Lot No. 601; thence along the East side of Lot 601 North 11 degrees 18 minutes East 150 feet to

the place of beginning. Being Lot No. 602 in Block 600 on the map of development to be known as Sun Valley Mae by M.A. Policelli, Registered Engineer, July 1952. BEING known and numbered as 1604 David Road, Effort, PA 18330.

BEING the same premises which Vincent Testa, by Deed dated September 15, 2006 and recorded October 27, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2285, page 7611, granted and conveyed unto Albert David Cochran.

TAX CODE: 02/15/2/40-16  
PIN NO: 02633001062997  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALBERT DAVID COCHRAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DENISE CARLON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9831 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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, lying and being in the borough of Mount Pocono , county of Monroe and commonwealth of Pennsylvania, known as lot no. 90 on a subdivision plan of section 4, Pine Hill park, as recorded in the office of the recorder of deeds of Monroe county at Stroudsburg, Pennsylvania at map book volume 28 at pages 79-83.**

**UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more partially set forth in the above-recited deed. TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s) as well at law as in equity, of, in and to**



the same.

Lot No. 90, Section 4, Pine Hill Park, 43 Brunswick Drive, Mount Pocono, Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, 18344 Tax Parcel 10/2a/1/102

TITLE TO SAID PREMISES IS VESTED IN Carla Carter, widow, by Deed from Carla Carter, widow, dated 06/02/2004, recorded 06/11/2004 in Book 2191, Page 9958.

TAX CODE: 10/2A/1/102

TAX PIN: 10636617023004

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

**CARLA CARTER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EMILY M. PHELAN,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5865 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

**ALL THOSE CERTAIN** lots, parcels or pieces of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, to wit: BEING Lots Nos. 16 and 17, Unit 8, Block 8, as shown on a map entitled "Pocono Lakeshores, Inc.", dated August 10, 1959, and recorded on July 6, 1987 in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Vol. 59, page 196.

BEING Lot 1617 Dornick Road.

TOGETHER with the right of free ingress, egress and regress to and for the Grantees, their heirs and assigns, over and upon all roadways in the development known as Monroe Lake Shores.

The description of the parcels as set forth above has been revised to include a proper reference to the map of Pocono Lakeshores, Inc. which was erroneously omitted in previous deeds of conveyance.

BEING known and numbered as Lot 16 and 17 Dornick Road aka Lot 16 and 17 Dornick Road, Unit 8, Block 8, East Stroudsburg, PA 18301.

BEING the same premises which DONALD DOE AND LOUISE WRIGHT-DOE, HUSBAND AND WIFE, by Deed dated July 20, 2005 and recorded July 29, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2234, Page 2843, granted and conveyed unto Donald Doe and Louise Wright-Doe, husband and wife, as tenants by the entirety.

TAX CODE: 09/14D/8-8/16 & 09/14D/8-8/17

PIN NO: 09732503338916 & 09732503338848

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

**LOUISE WRIGHT DOE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DENISE CARLON, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3079 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.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 Pocono**, County of Monroe and State of Pennsylvania being Lot No/ 1, Eagle Ridge, recorded in Plot Book Volume 62, page 267, bounded and described as follows, to wit:

Beginning at an iron on the northerly side of Ponder Lane, being also a corner of Lot No 2, Eagle Ridge, thence along the northerly side of Ponder Lane, south 49 degrees 43 minutes 08 seconds west (magnetic meridian) for 150.00 feet to an iron, a corner of Lot No. 14, Sullivan's Crossing, thence along Lot No. 14, north 40 degrees 16 minutes 52 seconds west 344.71 feet to an iron, a corner of Lot No. 21, Laurel Springs Estates, thence (a third course omitted in previous deed) along Lot No. 21 and 22 north 53 degrees 28 minutes 06 seconds east for 150.32 feet to an iron, a corner of Lot No. 2, Eagle Ridge, thence along Lot No. 2 south 40 degrees 16 minutes 52 seconds east for 334.88 feet to the place of beginning.

Containing 1.170 acres more or less.

Title to said Premises vested in Sergie Kashefska and Serena Kashefska, husband and wife by Deed from Ralph V. Sole, Jr., married dated 12/03/2004 and re-

Recorded 12/21/2004 in the Monroe County Recorder of Deeds in Book 2211, page 3472.

Being known as 201 Ponder Lane, Scotrun, PA 18355

Tax Parcel Number: Parcel: 12/87800

Tax Pin Number: 12636404924943

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

**SERGIE KASHEFSKA**

**SERENA KASHEFSKA**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

Recorder of Deeds Office in Deed Book 2018, page 6072, granted and conveyed unto Robert C. Becker and Cristina D. Becker, husband and wife.

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

**ROBERT C. BECKER AND  
 CRISTINA D. BECKER**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**BRADLEY J. OSBORNE,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11446 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

BEING shown and designated as Lot No. 67 on a map or plan of lots entitled, "Subdivision of Winona Lakes, Section 8, Alpine Village American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania dated May 3, 1972 and revised March 30, 1972, prepared by Edward C. Hess Associates, Scale being 1"=100", recorded in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, April 19, 1972, in Plot Book No. 16, page 91. CONTAINING 21, 102 square feet, more or less. BEING Lot No. 67 on the above mentioned plan.

BEING KNOWN AS 67 Clubhouse Drive n/k/a 320 Clubhouse Drive, East Stroudsburg, PA 18301 BEING the same premises which Inga Kubicz and Bartlomiej Kubicz, her husband, by Deed dated October 19, 2005 and recorded October 20, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2244 Page 6637, granted and conveyed unto Inga Kubicz and Bartlomiej Kubicz, her husband, and their assigns forever.

TAX ID: 09/6C/1/95  
 PIN: 09734401168214

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11446 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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 Ross, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows:**

BEGINNING at an iron pin in the southerly edge of Cindy Lane, said pin also marking the northwest corner of Lot No. 55, Blue Horizons Estates, as recorded in Plat Book Vol. 35, page 43; thence along said Lot no. 55 South 17 degrees 25 minutes 00 seconds west 272.72 feet to an iron pin; thence along Lot No. 68 South 80 degrees 04 minutes 01 seconds west 17.25 feet to an iron pin; thence along Lot No. 67 North 72 degrees 35 minutes 00 seconds west 140.13 feet to an iron pin thence along Lot No. 57 North 17 degrees 25 minutes 00 seconds east 280.65 feet to an iron pin; thence along the southerly edge of the aforementioned Cindy Lane South 72 degrees 35 minutes 00 seconds east 155.45 feet to the place of beginning. CONTAINING 1.0001 acres.

BEING Lot No. 56 of "Blue Horizons Estates."  
 TAX ID No. 15/8D/1/21  
 PIN No.15625703305986  
 BEING the same premises which Daniel J. Driscoll, widower, by Deed dated September 26, 1995 and recorded September 28, 1995 in the Monroe County

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****INGA KUBICZ****BARTLOMIEJ KUBICZ****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10725 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.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 Polk, County of Monroe and commonwealth of Pennsylvania, designated as Lot D-16, in a plan of lots entitled Pleasant View Lake, bounded and described as follows:

Beginning at a point in Pleasant View Drive and corner common to Lot D-15 thence running along Pleasant View Drive South three degrees thirteen minutes West seventy-five feet to a point common to Lot D-17, thence running along line of Lot D-17 North eighty-six degrees forty-seven minutes West two hundred feet to an iron pipe; thence North three degrees thirteen minutes East seventy-five feet to an iron pin; thence running along line of Lot D-15 South eighty-six degrees forty-seven minutes East two hundred feet to the place of beginning.

Containing fifteen thousand square feet.

BEING Monroe County Tax ID No. 13/2A/1/91 and PIN No. 13623803303823

BEING known as 3057 Pleasant View Drive, Polk, PA 18058

BEING the same premises which Andreas B. Fleck, single man, by Deed dated December 15, 1993, and recorded December 17, 1993, in the Monroe County Recorder of Deeds in Book 1926, page 1755, granted and conveyed unto Jerry Kossyk and Cynthia A. Kossyk, his wife, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****CYNTHIA A. KOSSYK AND  
JERRY KOSSYK****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**CHRISTINA C. VIOLA,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10408 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 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, and being more particularly described as follows:

BEING all of Lot 3121 in Section LL-2 as shown and designated on plan of Indian Mountain Lakes, Section LL-2, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated November 7, 1980 and recorded in September 16, 1983 at the Recorder of Deeds for Monroe County, in Map Book 52, Page 113.

BEING Lot No. 3121, Section LL-2, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated November 7, 1980.

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

**TITLE TO SAID PREMISES IS VESTED IN** John James Milbauer, Jr. and Nicole Milbauer, h/w, by Deed from Joseph Giordano and Angela M. Giordano, h/w, dated 02/28/2008, recorded 03/24/2008 in Book 2329; Page 7553.

TAX CODE: 2/17A/1/15

TAX PIN: 02632001485403

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JOHN JAMES MILBAUER, JR.  
A/K/A JOHN J. MILBAUER, JR.  
NICOLE MILBAUER****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8727 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.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 Borough of East Stroudsburg , County of Monroe and State of Pennsylvania, bounded and described as follows to wit:**

**BEGINNING** at an iron pin on the Southerly Right of Way of Franklin court, said point in common with Lot 3; thence, along a line in common with Lot 3, S 8 degrees 05 minutes 21 seconds W a distance of 291.28 feet to an iron pin; thence N 24 degrees 10 minutes 10 seconds W a distance of 184.67 feet to an iron pipe; thence S 76 degrees 33 minutes 14 seconds E a distance of 1.03 feet to an iron point, said pin in common with Lot 1; thence along a line in common with Lot 1, N 8 degrees 0-5 minutes 21 seconds E a distance of 63.28 feet to an iron pin on the Southerly Right of Way of Franklin Court; thence, along the Southerly Right of Way of Franklin Court 100.00 feet to the point of Beginning.

Containing 15, 052 Square Feet, more or less.  
**TITLE TO SAID PREMISES IS VESTED IN** James Mathew and Leena Mathew, h/w, by Deed from Dieter Smirnow and Isolde Smirnow, Trustees of the Smirnow Family Trust dated 10/30/2003, recorded 10/31/2003 in Book 2172, Page 5781.  
 TAX CODE: 05-6/3/5/7-19  
 TAX PIN: 05731109062890

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JAMES MATHEW  
 LEENA MATHEW**

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10422 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**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 497, Section G, A Pocono Country Place, as shown on a plan of lots recorded in the Office for the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Page 11, 17 and 19. HAVING THEREON ERECTED A SWELLING HOUSE KNOWN AS: 7540 EAGLE ROCK DRIVE TOBYHANNA, PA 18466**

**BEING THE SAME PREMISES WHICH** James C. Fletcher and Joanne C. Fletcher by deed dated 07/19/05 and recorded 08/09/05 in Monroe County Record Book 2235 Page 5858, granted and conveyed unto Patricio A. Saenz.

**UNDER AND SUBJECT** to all the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.  
**UNDER AND SUBJECT** to and together with prior grantees and reservations fo coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

**TO BE SOLD AS THE PROPERTY OF PATRICIO A. SAENZ ON JUDGMENT NO. 10422-CV-12 TAX CODE # 3/8D/1/232 PIN # 03-6358-10-25-6148**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**PATRICIO A. SAENZ  
 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  
LEON P. HALLER, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7275 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**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, with the dwelling thereon erected known as 7 on a plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, Bounded and Described as follows:

Being shown and designated as Lot No. 7 on a certain plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, Prepared by Edward C. Hess Associates, Inc. Scale Being 1"=100', Recorded August 30, 1972 in the Recorders Office at Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 17, Page 69, Containing 53,655 square feet, more or less.

BEING THE SAME PREMISES which David J. Lizzlo and Patricia A. Lizzlo, husband and wife, by deed dated 09/01/2004 and recorded 09/17/2004 in Book 2202 Page 3812 conveyed to Scott R. Reed and Donna M. Thurston.

Pin #: 09733402882745

Tax Code #: 09/6D/2/28

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

**DONNA M. REED**

**A/K/A DONNA M. THURSTON**

**SCOTT R. REED**

**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 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  
JILL P. JENKINS, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8004 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

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

ALL THAT CERTAIN lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania, BEING Lot No. 32 and 33, Section G, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempfer, 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.

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

TAX CODES: 9/13B/1/200 (land) and 9/13B/1/23 (land & bldg.)

PINS: 09-7316-04-94-1602 (land) and 09-7316-04-94-0544 (land & bldg.)

BEING the same premises which Harmon Homes, Inc., a corporation, by Deed dated January 3, 2006 and recorded January 4, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2253 Page 8385, as Instrument Number 200600549, granted and conveyed unto Juanito Vargas, married man, in fee.

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

**CYNTHIA TROCCHIO**

**JUANITO VARGAS AND**

**BRENDA VARGAS**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
**CHRISTINA C VIOLA, Esquire**

**JOHN MICHAEL KOLESNIK,  
 ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4162 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

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

Beginning at a point in the middle of a private road known as Cherry Blossom Lane, said point of beginning being distant South 71 degrees 45 minutes West 166.0 feet from a point formed by the intersection of the center line of Legislative Route 45039 with the center line of said Cherry Blossom Lane, thence (1) along the center line of said lane South 71 degrees 45 minutes West 100.00 feet to a point; thence (2) passing over an iron pin distance 25.0 feet from said center line north 18 degrees 15 minutes West 150.00 feet to an iron pipe; thence (3) North 71 degrees 45 minutes East 100.0 feet to an iron pipe; thence (4) passing over an iron pin distance 25.0 feet from said center line, South 18 degrees 15 minutes East 150.00 feet to the point and place of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Robin Hess, a married woman, by Deed from Robin Hess, a married woman, fka, Robin Guent, dated 04/23/2008, recorded 05/02/2008 in Book 2332, page 6263.

TAX CODE: 3/20/1/20-3  
 TAX PIN: 03539704502330

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4467 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, FEB 26, 2015  
 AT 10:00 A.M.**

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

BEING shown and designated as Lot No. 51 on a certain map or plan of lots entitled, "Subdivision of Winona Lakes, Section 12, Bushkill Creek Village, American Landmark Limited Liability Company, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 7, 1972 and revised October 14, 1972, prepared by Edward C. Hoss Associates, Scale being 1"=100, recorded October 24, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 18, Page 7.

Being Known As 51 Hilltop Circle, East Stroudsburg, PA 18302

BEING the same premises which Sally A. Falcone, joined by her husband, Paul P. Falcone, and Mildred Rondinelli, by Deed dated December 13, 2005 and recorded December 19, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2252 Page 1027, granted and conveyed unto Paul P. Falcone, as Sole owner.

TAX ID: 09/4D/2/58  
 PIN: 09734401282930

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 PAUL P. FALCONE**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4699 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 57, as shown on Final P.R.D. Plan, Water Gap Watch-East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

**TOGETHER** with all rights and privileges and **UNDER AND SUBJECT** to certain covenants, conditions, restrictions, and rights, contained in "Water Gap Watch" attached hereto as Schedule A and any and all other covenants, conditions, restrictions, and rights of record.

Being Known As: 35 Brook Song Way, East Stroudsburg, Smithfield, Monroe County, PA 18301

Parcel Number 16/90987

Pin Number 16731102981856

Title to said premises is vested in Pamela-Dennis Edwards a/k/a Pamela Edwards, Real Owner and Administratrix to the Estate of Robin Edwards by Special Warranty Deed from dated September 11, 2008 and recorded September 11, 2008 in Deed Book 2341, Page 9065.

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

**PAMELA-DENNIS EDWARDS**

**A/K/A PAMELA EDWARDS**

**REAL OWNER AND**

**ADMINISTRATRIX TO THE**

**ESTATE OF ROBIN EDWARDS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8346 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 **Price Township**, County of Monroe, Commonwealth of Pennsylvania, and being more particularly described as follows:

**ALL THAT CERTAIN** Lot 13 Sec H

Code #14/6A/1/68

Assessed Value \$18,370

Price Township

ALSO

**ALL THAT CERTAIN** lot situate in the **Township of Price**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 13, Section H 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 10, at Page 145.

**BEING THE SAME PREMISES** which Tax Claim Bureau of the County of Monroe, by deed dated 10/31/2003 and recorded 11/12/2003 in Book 2173 Page 7063 conveyed to Wendy Andershonis.

Pin #: 14-7304-02-66-0305

Tax Code #: 14/6A/1/88

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

**WENDY ANDERSHONIS A/K/A**

**WENDY M. ANDERSHONIS**

**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, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8900 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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:

Lots 34A BC, Block A-1802, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Eighteen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1 inch to 100 feet 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 25 on January 17, 1975.

**UNDER AND SUBJECT** to the covenants and restrictions recorded in previous deeds.

**TITLE TO SAID PREMISES IS VESTED IN** Lawrence T. Mascilak and Barbara M. Mascilak, his wife, by Deed from Harold A. Ponath and Joan F. Ponath, his wife, dated 09/29/1989, recorded 10/03/1989 in Book 1703, Page 1469. Lawrence T. Mascilak departed this life on or about 6/10/2005, at which time his ownership interest automatically vested in the surviving tenant by the entirety.

TAX CODE: 03/19B/1/316  
TAX PIN: 03539716947299

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

**BARBARA M. MASCILAK**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5462 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, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situated in the Township of Paradise, County of Monroe, Commonwealth of Pennsylvania being Lot Number 306, on a certain map or plan of lots entitled "Plotting III-A, Timber Hill, Inc." as shown on survey and original plan of Timber Hill, Inc. as shown on survey and original plan of Timber Hill, Inc. Paradise Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr. and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 11 at Page 171.

BEING known as 306 Pico Peak Way, Henryville, PA 18332.

BEING Parcel Number 11/3a/1/48  
PIN #11639503126383

BEING the same premises Melvin A. Dilliard, Jr. and Elaine Dilliard, husband and wife and John M. Dereca and Gail Dereca, by Deed dated October 4, 2004, and recorded October 12, 2004, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2204, Page 4952, granted and conveyed unto Luz A. Galan, in fee.

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER LUZ A. GALAN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6882 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 and being in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania described as follows:

**BEGINNING** at a point on the Southwesterly side of Scenic Drive (50 feet wide) and a corner of lots 18 and 19; thence extending along the said Southwesterly side of Scenic Drive along the arc of a circle, curving right, having a radius of 375 feet, the arc distance of 507.27 feet to a point; thence extending North 35 degrees 30 minutes 00 seconds West, 372.93 feet to a point; thence extending North 65 degrees 28 minutes 03 seconds East, 364.81 feet to the first mentioned Point and place of beginning.

Being Lot No. 19 on Plan of Fawn Ridge Estates, Section 1, Tobyhanna Township, Pa. (Monroe County), recorded in Plot Book 66, Page 18.

**BEING THE SAME PREMISES** which Robin T. Miller and Joanne L. Miller, husband and wife, by deed dated 10/25/2005 and recorded 12/08/2005 in Book 2251 Page 754 conveyed to Erick S. Anderson.

Pin #: 19538500728529

Tax Code #: 19/89298

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

**ERICK S. ANDERSON  
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  
SALVATORE FILIPPETTO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By 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 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 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, piece or lot of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 103 on a plan titled "Map of Subdivision of Lands of Isaac Miller", recorded in Plot Book Volume 10, page 93 (also recorded in Plot Book Volume 36, Page 103). **PARCEL NO. 2:** ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 104 on a plan titled "Map of Subdivision of lands of Isaac Miller", recorded in Plot Book Volume 10, Page 93 (also recorded in Plot Book Volume 36, Page 103).

Being Known As: Lot 103-104 Sec 1 Butz Lane a/k/a 410 Butz Lane, (Tobyhanna Township), Scotrun, PA 18355

TAX CODE: 19/2/2/30

PIN NO.: 19634404932829

**TITLE TO SAID PREMISES** is vested in Frank Addae and Juliana Serwaa by deed from Frank Addae and Juliana Serwaa dated 01/10/2006 recorded 02/09/2006 in Deed Book 2257 Page 3195.

Having been erected thereon a single family dwelling.

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

**FRANK ADDAE  
JULIANA SERWAA  
A/K/A JULIANA A. SERWAA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7294 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 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 Commonwealth of Pennsylvania, being known as Lot No. 5700, Section R, of POCONO FARMS as shown on a plan of lots recorded in the Office in the Office of the Recorder of Deeds of Monroe County in Plot Book #14, Page 113.

**UNDER AND SUBJECT** to all the rights, privilege, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed. The premises is located at Lot 5700, Section R, Seven Nations Drive, Pocono Farms, Coolbaugh Township, Monroe County, Pennsylvania. The property is improved with a single-family dwelling.

**BEING** the same premises which North Penn Savings and Loan Association, a corporation by Deed dated Janary 30, 1998 and recorded February 6, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2044 Page 7011, granted and conveyed unto Juan C. Vazquez and Deboreth Vazquez, his wife.

TAX ID: 03/71/3/2  
PIN: 03635704711200

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

**JUAN C. VAZQUEZ  
DEBORETH VAZQUEZ**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11038 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, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL CERTAIN LOT/LOTS, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 366 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 & 109.

Parcel No. 3/9A/1/207  
Being the same premises which Keystone Development Co., Inc., by Indenture dated 09-22-95 and recorded 09-26-95 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2018, Page 5371, granted and conveyed unto Frankie Harris and Beverly Harris, her daughter, as joint tenants with the right of survivorship not tenants in common.

Title to said Premises vested in Samantha Haynes by Deed from Frankie Harris and Beverly Harris dated 10/20/06 and recorded 10/26/06 in the Monroe County Recorder of Deeds in Book 2285, Page 5989.

Being known as 5322 Ledgewood a/k/a 5322 Ledgewood Drive, Tobyhanna, PA 18466  
Tax Parcel Number: 03/9A/1/207  
Tax Pin Number: 03635811753704

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

**SAMANTHA HAYNES**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6129 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 located in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being a plan known as Final Subdivision Plan for Keystone Hollow Corporation, Keystone Tract Subdivision Plan (Phase 1) prepared by Herbert, Rowland & Gubric, Inc., dated November 14, 2012 and revised December 19, 2002, consisting of Keystone Tract Subdivision Lots, and recorded in the Office of the Recorder of Deeds in and for Monroe County on May 28, 2003 in Plan at Instrument No. 200324545 and Map Book 75, Page 82 and describes as follows:

Being Lot #17, as shown on said plan  
**BEING THE SAME PREMISES WHICH NVR, INC A VIRGINIA CORP T/A RYAN HOMES**, by Deed dated 7/18/08 and recorded 8/11/08 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2340, page 1654, granted and conveyed unto Shannon D. Clarke-Anderson and Richard K. Anderson.

**IMPROVEMENTS:** Residential property.

**TAX CODE NO.** 09/97035

**PIN #**09734300067981

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

**SHANNON D. CLARKE-ANDERSON**

**RICHARD K. ANDERSON**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6235 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 97, 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 in Plot Book 11, Page 43.

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

Being Known As: 12303 Haven Wood Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

Parcel Number 09/18A/2/106

Pin Number 09731503002069

Title to said premises is vested in Michael R. Fenwick and Robin Fenwick by Special Warranty Deed from Michael R. Fenwick and Robin Fenwick, husband and wife, by deed from Arthur J. Sickler and Gail K. Sickler, his wife dated August 14, 2004 and recorded August 18, 2004 in Deed Book 2199, Page 5636.

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

**MICHAEL R. FENWRICK AND**

**ROBIN FENWRICK**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10635 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN parcel of land situated in the County of Monroe, Township of Stroud, Commonwealth of Pennsylvania, Id# 17-6392-03-02-9656 as more fully described in Deed Book 2102 Page 3952 being known and designated as Lot 193 Section F, Penn Estates (Pud) filed in Plat Book 33, Page 101 & 105.

**TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. BEING THE SAME PREMISES** which Michael A. Butrico and Gayle J. Butrico, husband and wife; ad Paul J. Butrico and Laura Butrico, husband and wife; and William M. Butrico and Suzanne Butrico, husband and wife; and Vincent P. Butrico and Maria Butrico, husband and wife, by deed dated -8/-6/2001 and recorded 08/13/2001 in Book 2102 Page 3952 conveyed to Howard E. Corrigan and Edith Corrigan, husband and wife.

Pin #: 17639203029656  
Tax Code #: 17/15F/1/193

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDITH CORRIGAN  
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  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1147 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, FEB 26, 2015  
AT 10:00 A.M.**

**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 in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 39, Section M as shown on Plat of Lots entitled "Plotting No. 2, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 105.

Being Known As: 7 Brushy Mountain Road, East Stroudsburg, PA 18301

TAX CODE: 17/96187/U7  
PROPERTY ID NO.: 17730202586428U

**TITLE TO SAID PREMISES IS VESTED IN Daphne B. Williams, single, Junior A. Hinds-Clarke and Jennifer A. Hinds-Clarke, his wife as tenants in common by deed from Mountain Lake Reserve, L.P., a Pennsylvania Limited Partnership dated 7/24/2004 recorded 07/30/2004 in Deed Book 2197 Page 7462.**  
Have been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JENNIFER A. HINDS CLARKE  
JUNIOR A. HINDS CLARKE  
DAPHNE B. 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  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4875 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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. 4040, Section H-IV, being situated and located in Township of Coolbaugh , County of Monroe, Pennsylvania and encompassed and included within one of the following plats:**

Subdivision drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers, of Wyomissing, PA Known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973, approved by the supervisors of the Township of Coolbaugh, on October 1, 1973 and filed and recorded in the Office for the Recording of Plats, Monroe County on October 3, 1973, in Plat Book 20 Page 109.

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.

**TITLE TO SAID PREMISES IS VESTED IN** Mark Nelson, by Deed from Raintree Enterprises, Inc., a Pennsylvania Corporation, dated 01/17/1996, recorded 01/31/1996 in Book 2022, Page 63.

TAX CODE: 3/14F/2/214

TAX PIN: 03634604710700

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

**MARK NELSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8368 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**All that certain lot, parcel of piece of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being known as Lot 5022, Section 5, of Pocono Farms East as shown on a Plan of lots recorded in the Office for the Recorder of Deeds in Plot Book Volume 17, page 23.**

Being the same premises which Jonathan M. Bodt and Mary Ellen Bodt, husband and wife, by their deed dated July 29, 1990 and recorded Aug 6, 1990 in the Office of the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Record Book Volume 1746, Page 309, granted and conveyed unto Debra M. MacQuirk, as an individual, Grantor hereof, in fee.

**PARCEL IDENTIFICATION NO: 3/4D/1/47, MAP #: 03-6367-03-30-4794**

**TITLE TO SAID PREMISES VESTED IN** Robert M. Propst and Maria A. Propst, h/w, by Deed from Debra J. MacQuirk, as an individual, dated 07/30/1990, recorded 08/06/1990 in Book 1746, Page 312.

**IMPROVEMENTS: Residential dwelling.**

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

**ROBERT M. PROPST AND**

**MARIA A. PROPST**

**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  
HEATHER RILOFF, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4589 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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, s bounded and described as follows:**

**BEING** shown and designated as Lot #21 on a certain map entitled 'Subdivision of Winona Lakes, Section #3A, Forest Lake Village, American Landmark Corporation, Owner and Developer Middle Smithfield Township, Monroe County, Pennsylvania, dated November 10, 1971 and revised December 2, 1971, prepared by Edward C. Hess Associates, Scale being 1 inch - 100 feet', on file in the Recorder's Office, Stroudsburg, Pennsylvania, in Plat Book 15, Page 75.

**CONTAINING** Lot #21 Turkey Ridge Road.  
**TITLE TO SAID PREMISES IS VESTED IN** Kristian Acevedo and Lourdes Acevedo, h/w, by Deed from Kristian Acevedo, married, dated 08/27/2008, recorded 08/27/2008 in Book 2341, Page 1248.

**TAX CODE:** 9/6B/1/139  
**TAX PIN:** 09733402658132

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

**KRISTIAN ACEVEDO  
LOURDES ACEVEDO  
A/K/A LOURDES ROSAS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1134 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, known as Estate Lot No. 714, located on Red Tail Court as shown on final plans Phase 11, Blue Mountain Lake, a Planned Unit Development, and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 page 228 and 229.**

**BEING THE SAME PREMISES WHICH** The Mountain Lake Reserve, L.P., a PA Limited Partnership by its General Partner the Mountain Lake Reserve, L.L.C., by Deed dated 9/8/2003 and recorded 9/25/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2168, page 5791, granted and conveyed unto Nestor Alexander Henriquez and Ana Henriquez.

**IMPROVEMENTS:** Residential property.  
**TAX CODE NO.** 17/96216

**PIN #**17730304620517

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

**NESTOR ALEXANDER  
HENRIQUEZ  
ANA HENRIQUEZ**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6880 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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. 353, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office of the Recorder of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, Page 127.**

**TOGETHER with all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions restrictions reservations and exceptions as more fully set forth in Deed Book Volume 1728, page 1700, and on the recorded subdivision plans.**

**TAX Id. No.: 17/15E/1/353**

**PIN No.: 17-6382-04-94-7806**

**BEING the same premises which Eve Battaglia and Ron E. Spitzer, her husband, by Deed dated April 9, 2003 and recorded April 9 2003 in the Monroe County Recorder of Deeds Office in Deed Book 2149, page 8928, granted and conveyed unto Raul L. Hernandez, a single m.an.**

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

**RAUL L. HERNANDEZ**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADLEY J. OSBORNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6581 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, FEB 26, 2015  
AT 10:00 A.M.**

**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 Coolbaugh Township, Monroe County, Pennsylvania, being Lot No. 41, Section No. F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, at pages 11, 13 & 15.**

**UNDER AND SUBJECT to any and all covenants, conditions, reservations, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.**

**Being Known As: F41 Country Place Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466**

**Parcel # 03/8C/1/270**

**Pin # 03635810459152**

**Title to said premises is vested in Michael Bunce and Andrea Bunce by deed from Eric Taylor, single individual dated April 30, 2004 and recorded May 5, 2004 in Deed Book 2189, Page 2862.**

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

**MICHAEL BUNCE**

**A/K/A MICHAEL A. BUNCE**

**AND ANDREA BUNCE**

**A/K/A ANDREA T. BUNCE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1059 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 located in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot #21 on a certain map entitled "Sierra Trails" dated March, 1975 and revised April May and June, 1975 as prepared by Lawrence R. Bailey, Registered Surveyor and recorded in the Monroe County Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 27, page 97.

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

BEING known and numbered as 614 Sierra Trail, East Stroudsburg, PA, 18301.

BEING the same premises which John Szarawarski, unmarried, by Deed dated December 3, 2001 and recorded December 6, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2110, Page 1836, granted and conveyed unto James Brown.

TAX CODE: 14/5/2/4  
PIN NO: 14730504609649

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES 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  
DENISE CARLON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6629 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, FEB 26, 2015  
AT 10:00 A.M.**

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

All that 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 16, Block A-1501, as set forth on a map entitled Plan of Lots, Arrowhead North, (Arrowhead Lakes), Section Fifteen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973. Scale 1 inch to 100 feet by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and file in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plot Book 25, Page 19, on January 17, 1975.

**TITLE TO SAID PREMISES IS VESTED IN** Victor Yakubets and Marina Koulaeva, by Deed from Alan Wong, dated 04/04/2008, recorded 04/15/2008 in Book 2331, Page 4275.

TAX CODE: 3/19A/1/226  
TAX PIN: 03539720719719

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
VICTOR YAKUBETS  
MARINA KOULAIEVA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 379 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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, with the buildings and improvements thereon erected, situate in the **Township of Smithfield**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Lots No. 206 and 207, Section IV, as shown on 'Plotting No. IV', Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by L.A. Achterman, Jr., Rev. 8/29/72 by and recorded in Monroe County, Pennsylvania, in Plot Book 11, Page 161, previously incorrectly referenced as Plot Book 17, Page 85.

TITLE TO SAID PREMISES IS VESTED IN Anthony G. Williamson and Troi D. Williamson, his wife, by Deed from Mary Lou Huber, a single individual, dated 07/09/2004, recorded 07/12/2004 in Book 2195, Page 9391.

TAX CODE: 16/11B/1/78

TAX PIN: 16730202984114

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

**ANTHONY WILLIAMSON A/K/A ANTHONY G. WILLIAMSON  
TROI WILLIAMSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9175 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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, 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 70 Page 260 and as shown on the Final Plans 4b, Blue Mountain Lake, A Planned Unit Development approved by the Stroud Township Board of Supervisors as of 11/16/1998 and filed of record in the Office of the Recorder of Deeds of Monroe County on 12/10/1998.

BEING THE SAME PREMISES which The Mountain Lake Reserve, L.P., a Pennsylvania Limited Partnership by its General Partner, The Mountain Lake Reserve, LLC, by deed dated 08/03/2001 and recorded 08/24/2001 in Book 2103 Page 8458 conveyed to Samir Wattar and Laura Wattar.

Pin #: 17730303207851

Tax Code #: 17/91143

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

**LAURA WATTAR  
SAMIR WATTAR**

**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  
SALVATORE FILIPPELLO, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2007 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 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 Polk, County of Monroe, Pennsylvania, marked and designated as Lot 7, Section 2, 'Pocono Pleasant Valley Lake Estates' drawn by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said drawing being filed in the Office for the Recording of Deeds, in and for the County of Monroe in Plot Book Volume 20, page 83.**

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

**TITLE TO SAID PREMISES VESTED IN Louis R. Trocchio and Cynthia Trocchio, h/w, by Deed from Joseph D. Geltz, Sr. and Marylou Geltz, h/w, by their agent, John S. Kerdock, Secretary of Brown, Kerdock & Lynch PC, dated 10/24/2008, recorded 01/23/2009 in Book 2347, Page 8074.**

**TAX CODE: 13/10C/1/8**

**TAX PIN: 13621902695209**

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

**CYNTHIA TROCCHIO  
LOUIS TROCCHIO**

**A/K/A LOUIS R. TROCCHIO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8337 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 42, Section 2 Sierra View, as shown on 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 30, Page 49.**

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

**Being Known As: 1900 Butte Road, Blakeslee, Tunkhannock Township, Monroe County, PA 18610**

**Parcel Number 20/8J/1/40**

**Pin Number 20632102753714**

**Title to said premises is vested in Serge Mendez and Adeline Mendez, husband and wife, by deed from Serge Mendez dated August 20, 2003 and recorded August 28, 2003 in Deed Book 2165, Page 2972.**

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

**SERGE MENDEZ AND  
ADELINE 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8813 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 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. 7172, Section M-1, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 16, page 43.

**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 IS VESTED** in Michael L. Sims and Renita Elisa Signal-Sims, h/w, by Deed from Paoletti Inc., a Pennsylvania Corporation, dated 07/29/2003, recorded 07/31/2003 in Book 2161, Page 9376.

**TAX CODE:** 03/7J/2/20  
**TAX PIN:** 03635703404688

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

**RENITA ELISE SIGNAL-SIMS**

**MICHAEL LEE SIMS A/K/A MICHAEL L. SIMS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By 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, FEB 26, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5014, Section CIIB, according to 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.

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

**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, recorded 10/27/2008 in Book 2344, Page 328.

**TAX CODE:** 19/3H/1/37

**TAX PIN:** 19634401350558

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

**LINDA C. RAGLAND**

**MAMIE LEANO**

**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  
JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2293 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 2009, Section B IV, according to a Plan of Emerald Lakes, prepared by Leo Achterman, Jr., C.E., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at

Stroudsburg, Pennsylvania in Plot Book Volume 14, Page 83.

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

Parcel Number: 20/1b/170

Pin Number: 20634403309145

Being Known As: 2009 Cedar Drive, Pocono Summit, Tunkhannock, Monroe County, PA 18346

Title to said premises is vested in Charles Bernard Longs and Keisha Neuro by deed from David Wengert dated July 3, 20-07 and recorded September 13, 2007 in Deed Book 2316, page 715.

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

**CHARLES BERNARD LONGS  
KEISHA NEIRO**

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

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

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

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7089 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 plot of land, with the dwelling unit now situated thereon, designated as Unit 30-B of Building Site No. 30, Phase 2 of Northslope at Shawnee Mountain, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as those Unit and Building designations appear on a certain plat or plotting entitled "Phase 2 of Northslope at Shawnee Mountain" recorded in the Office for the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 354, and Volume 58, Page 355.

BEING THE SAME PREMISES WHICH James E. Moyer and Constance Moyer, by Deed dated 4/18/08 and recorded 04/10/06 in the Office of the Recording of Deeds in and for Monroe County, in Record Book Volume 2263, page 4852, granted and conveyed unto Henry S. Levin.

IMPROVEMENTS: Residential property.  
TAX CODE NO. 9/8A/2/30-1B

PIN #09733304505698B1

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

**HENRY S. LEVIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD J. NALBANDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7916 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 859, Section F, according of Plan of Emerald Lakes, recorded in the Office for 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: in Plot Book Volume and page number according of aforementioned plan of record.

BEING THE SAME PREMISES WHICH Tena C. Beach a/k/a Tena C. Peters, by Deed dated 5/29/1999 and recorded 6/7/1999 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2064, Page 7223, granted and conveyed unto John L. Peters, Sr. and Tena C. Peters, husband and wife.

IMPROVEMENTS: Residential property.  
TAX CODE NO. 19/3D/1/136

PIN #19634401371814

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

**JOHN PETERS A/K/A JOHN L. PETERS SR.**

**TENA C. BEACH N/K/A TENA C. PETERS**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2493 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3829, Section CIIb, according to Plan of Emerald Lakes prepared by Fogarisi & Moyer, Inc. and recorded in the Office for 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:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

**BEING THE SAME PREMISES** which Walter Riches and Eleanor A. Riches, husband and wife, by their Deed dated January 6, 2005 and recorded on April 27, 2005 in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 2223, Page 4194, granted and conveyed unto Steven Joseph.

TAX CODE: 19/3H/1/164

PIN NO: 19634403335451

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

**STEVEN JOSEPH**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
DANIEL P. LYONS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2064 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THE FOLLOWING** lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Being all of Lot 4213 in Section SS-II, as shown and designated on plan of Indian Mountain Lakes, Section SS-II, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated 01/11/1982, revised 02/25/1985 and recorded at the Monroe County Recorder's Office on 08/02/1985 in Map Book 57 page 161.

**TITLE TO SAID PREMISES IS VESTED IN** Francis F. Forrester and Mary Ann L. Forrester, h/w, by Deed from Michael P. McArdle and Gloria J. McArdle, h/w, dated 06/21/2006, recorded 06/26/2006 in Book 2272, Page 2254. Francis F. Forrester departed this life on or about 2/22/12, at which time his ownership interest automatically vested in the surviving tenant by the entirety.

TAX CODE: 20/8K/1/155

TAX PIN: 20632104624285

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

**MARY ANN L. FORRESTER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3057 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 with the improvement erected thereon situate and lying in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, as shown on a map titled "Subdivision of Portion of Lanes of Melvin L. Johnson and Russell W. Eggert", recorded in Plot Book Volume 44, page 35.**

**THE CONVEYANCE is made with all rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Monroe County Deed Book Volume 829, page 199.**

**Being Known As: 15 East Buck Lane, Long Pond, Tunkhannock, Monroe County, PA 18334  
Parcel Number: 20/1d/1/16  
Pin Number 20634301071342**

**Title to said premises is vested in Nicole Fletcher by deed from Thomas W. Kolodziej and Nancy J. Kolodziej, husband and wife dated July 16, 2004 and recorded August 4, 2004 in Deed Book 2198, Page 3191.**

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

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

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

**A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3238 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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. 503, Section "F", as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 19 at Pages 11, 13 and 15.**

**Together with and under and subject to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants recorded in the abovementioned Recorder's Office at Deed Book Vol. No 1468 at Page No. 814 & 815.**

**BEING THE SAME PREMISES which Paul Henry Harden and Carolann Harden, husband and wife, by deed dated 0000 and recorded 09/29/2004 in Book 2203 Page 4145 conveyed to Arturo Escobar.  
Pin #: 03635814343092**

**Tax Code #: 03/8C/1/182  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ARTURO A. ESCOBAR  
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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2051 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania; being Lot No. 66, Section J, 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 105.

**BEING THE SAME PREMISES** which Leisure Lands Inc., a Pennsylvania corporation, by deed dated 03/26/1974 and recorded 01/05/1976 in Book, 677 Page 140 conveyed to Donald R. Earle and Dorothy Earle, his wife.

Pin #: 09731604745737

Tax Code #: 09/13B/1/125

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

**DOROTHY EARLE  
DONALD R. EARLE  
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  
ANDREW GORNALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2507 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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. 4912, Section 5, 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 17/123

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

**TITLE TO SAID PREMISES VESTED** in Richard Dimas and Gayle Dimas, h/w, by Deed from Coastal Environmental, Inc., a Pennsylvania Corporation, dated 01/04/2002, recorded 01/11/2002 in Book 2112, Page 7171.

TAX CODE: 03/4D/1/63

TAX PIN: 03636601393987

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

**RICHARD DIMAS  
GAYLE DIMAS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6664 CIVIL , I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 **Borough of East Stroudsburg** , County of Monroe, and State of Pennsylvania, more particularly described as follows, to wit:

**BEING** Lot No. 36 as shown on a plan of Lots known as "Gap View Heights" prepared by George Fetch, Jr., Registered Surveyor, recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, PA on April 1, 1987, said plan is filed in Plot Book Volume 59, page 66.

**BEING THE SAME PREMISES WHICH** Donovan Channer and Sandra Dennis, by Deed dated 11/06/99 and recorded 11/22/99 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2072, page 535, granted and conveyed unto Winsome R. Channer and Donovan G. Channer.

**IMPROVEMENTS:** Residential property.

**TAX CODE NO.** 05-4/1/16/43-40

**PIN #**05731106275714

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

**WINSOME R. CHANNER**

**DONOVAN G. CHANNER**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 380 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, being Lot/Lots 581, Section H, as shown on map of Pocono Country Place, on file in the Recorder's Office Stroudsburg, Pennsylvania in Plot Book No. 19, Page 21, 23 and 25.

**Tax ID No.** 3/8e/1/558

**Pin No.** 03635805170751

**BEING** the same premises which Wells Fargo Bank, National Association as Trustee Under Pooling and Servicing Agreement Securitized Asset Backed Receivables LLC Trust 2006-HE1 Mortgage Pass-Through Certificates Series 2006-HE1 by Barclays Capital Real Estate, Inc., A Delaware Corporation, DBA HOMEQ Servicing as Attorney In Fact, by Deed dated April 6, 2009 and recorded May 1, 2009 in the Monroe County Recorder of Deeds Office in Deed Book 2352, page 5769, granted and conveyed unto Matthew L. Bobrowsk.

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

**MATTHEW L. BOBROWSKI**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADLEY J. OSBORNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 738 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, FEB 26, 2015

AT 10:00 A.M.

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 in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 39, Section M as shown on Plat of lots entitled "Plotting No. 2, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Vol. 9, Page 105.

BEING KNOWN AS: 144 Leisure Lands Middle Smithfield Twp PA 18301 n/k/a 4811 Glacier Drive, East Stroudsburg, PA 18302  
TAX CODE: 9/13C/1/82  
PIN NO: 09732601079630

TITLE TO SAID PREMISES IS VESTED IN Kenneth W. Zhelesnik by deed from Federal Home Loan Mortgage Corporation dated 06/06/2002 recorded 08/06/2002 in Deed Book 2128 Page 2878.  
Having been erected thereon a single family dwelling.

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

**KENNETH W. ZHELESNIK**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8254 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, FEB 26, 2015

AT 10:00 A.M.

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

ALL THAT CERTAIN LOT, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Townhouse No. 27, of Sweet Fern Village North, Phase One, as shown on a plan of lots known as Big Ridge Plot Plan of Midmonroe Development Corp., recorded in the Office of the Recorder of Deeds in

and for the County of Monroe, in Plot Book Volume 61, Page 106.

BEING KNOWN and numbered as 27 Hunt Club Drive, a/k/a 16 Big Ridge Drive, East Stroudsburg, PA 18301.

BEING THE SAME premises which Cendant Mobility Financial Corporation, a Delaware Corporation, by deed dated February 3, 2005 and Recorded April 13, 2005 in and for Monroe County, Pennsylvania, in deed book volume 2222, page 205, granted and conveyed unto Solianda Young.

TAX CODE: 09/87026/U27

PIN NO: 09732302785283

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

**SOLIANDA YOUNG**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH L. MARIN, Esquire

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10623 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

THURSDAY, FEB 26, 2015

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING all of Lot 5507 in Section UU-II as shown on plan of Indian Mountain Lakes, Section UU-II made by Lao Achterman, Jr., Civil Engineer and Surveyor, dated 3/18/1986 and recorded 10/3/1986 in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 58 page 249.

TITLE TO SAID PREMISES VESTED IN Ravindra P. Sangit and Amaral E. Antonius, by Deed from Parin R. Shah, dated 03/07/2012, recorded 03/19/2012 in Book 2399, Page 5620.

TAX CODE: 02/17B/2/27

TAX PIN: 02632104700263

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

**RAVINDRA P. SANGIT**

**AMARAL E. ANTONIUS  
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  
**JOHN MICHAEL KOLESNIK,**  
 Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6316 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**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. 3720, Section 7, 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 123.

**BEING** known and numbered as 2113 Hampshire Road f/k/a 3720 Hampshire Road, Tobyhanna, PA 18466-4084.

**BEING** the same premises which Gregg Sullivan and Angeliqve Sullivan, husband and wife, by Deed dated February 15, 2006 and recorded February 22, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2258, Page 5523, granted and conveyed unto Yvonne Quinones.

TAX CODE: 03/4B/2/42  
 PIN NO: 03636703111842

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

**YVONNE QUINONES A/K/A  
 YVONNE E. QUINONES**

**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  
**DENISE CARLON,** Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8376 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** Lot/Lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 330, 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. Page 11, 12, 15 and 17.

**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.

**Being** Know As: 9098 Idlewild Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466  
 Parcel Number 03/9C/1/149  
 Pin Number 03635918312699

Title to said premises is vested in Fannie M. Howell, single woman by deed from Fannie M. Howell, a widow dated March 4, 2003 and recorded March 19, 2003 in Deed Book 2147, Page 8648.

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

**FANNIE M. HOWELL**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6765 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, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number One, Section Three, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in Monroe County, Pennsylvania in Plot Book No. 32, page 69.

**UNDER AND SUBJECT** to the conditions and restrictions as set forth in the above recited deed of record. **TITLE TO SAID PREMISES VESTED** in Joseph C. DeAcetis and Lynn DeAcetis, his wife, from Alfredo Massa and Dawn Marie Massa, his wife, by Special Warranty Deed, dated 07/25/2002 and recorded 7/25/2002 in Book 2127 Page 4187 Instrument #200229612.

TAX CODE: 20/3B/1/48  
TAX PIN: 20633101072753

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

**JOSEPH C. DEACETIS  
LYNN DEACETIS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9869 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, FEB 26, 2015  
AT 10:00 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 in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 94, Section 5, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot and Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 18, Page 75.

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

Parcel Number 09/4A/2/40

Pin Number 09734403438891

Being Known As: Lot 94 Sec 5 Lake Of The Pines, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

Title to said premises is vested in Abu E Ahmed by deed from JMG LILLY, INC. dated June 3, 2005 and recorded June 17, 2005 in Deed Book 2229, page 2779.

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

**ABU E. AHMED**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9492 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**  
**AT 10:00 A.M.**

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

All that parcel of land in the Township of **Coolbaugh**, Monroe County, Commonwealth of Pennsylvania, as more fully described in deed book 1424, page 348, Id# 3/9a/1/243, being known and designated as Lot 164, Section E, A Pocono Country Place, filed in Plat Book 18, Page 101, 107 and 109.

Deed from **Mise Urman** as set forth in Deed Book 1424, Page 348 dated 10/18/1984 and recorded 12/20/1984, Monroe County Records, Commonwealth of Pennsylvania.

**BEING THE SAME PREMISES** which **Josif Tokar a/k/a Joseph Tokar** and **Klara Tokar**, husband and wife, by deed dated 11/20/2003 and recorded 01/29/2004 in Book 2180 Page 6126 conveyed to **Josif Tokar** and **Klara Tokar**, husband and wife.

Pin #: 03635811666194  
 Tax Code #: 03/9A/1/243

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

**JOSIF TOKAR**  
**KLARA TOKAR**

**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  
**SALVATORE FILIPPELLO**, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10016 CIVIL 2012, I, **Todd A. Martin**, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**  
**AT 10:00 A.M.**

**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 **Stroud**, Monroe County, Pennsylvania:

Being Known As 291 Lakeside Drive, East Stroudsburg, PA 18301

Parcel Number: 17/15B/2/40  
 Pin No.: 17639203246025

Improvements: Residential Property

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN MARTELL N/K/A KAREN BENNETT, DECEASED**  
**ESTATE OF KAREN MARTELL N/K/A KAREN BENNETT,**  
**C/O DWIGHT BENNETT, PERSONAL REPRESENTATIVE**

**DWIGHT BENNETT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KAREN MARTELL N/K/A KAREN BENNETT**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Todd A. Martin**  
 Sheriff of Monroe County  
 Pennsylvania  
**AMANDA RAUER**,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4474 CIVIL 2013, I, **Todd A. Martin**, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**  
**AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situated in the Township of **Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5813, Section D1, according to Plan of Emerald Lakes on file in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book No. 19 Page 111.

**TITLE TO SAID PREMISES IS VESTED** in **Kristopher A. Ludka** and **Jacqueline Ludka**, h/w, by Deed from **Jamila E. Friedland**, dated 09/30/2005, recorded 10/04/2005 in Book 2242, page 4604.

TAX CODE: 20/1C/1/459  
 TAX PIN: 20634404707358

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

**JACQUELINE LUDKA A/K/A**  
**JACQUELINE ANN LUDKA**  
**KRISTOPHER LUDKA A/K/A**  
**KRISTOPHER A. LUDKA A/K/A**  
**KRISTOPHER ADAM LUDKA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 247 CIVIL 2012 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 59 located on Reunion Ridge as shown on the Final Plans Phase 2, Blue Mountain Lake, A Planned Unit Development, approved by the Stroud Township Board of Supervisors as of February 6, 1995, and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 6, 1995, in Plot Book Volume 67, Pge 47 and 48.

TITLE TO SAID PREMISES VESTED IN Michael P. Rafferty and Kelly D. Rafferty, h/w, by Deed from David Barbetti and Renee Barbetti, h/w, dated 03/22/2008, recorded 04/18/2008 in Book 2331, Page 6395.

TAX CODE: 17/89560  
TAX PIN: 17730303439546

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

**MICHAEL P. RAFFERTY  
KELLY D. RAFFERTY**

**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  
ADAM H. DAVIS, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6844 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 Chestnuthill, County of Monroe, Commonwealth of Pennsylvania, being Lot Number 16, as shown on map of McMichaels Hillside Terra, on file in the Recorder of Deeds Office for Monroe County, Pennsylvania in Plot Book Volume 14, Page 145.

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

Parcel number 02/5/2/14

Pin Number 02635003027059

Being Known As: 2505 Rising Hill Drive, f/k/a RR6 Box 6565, Saylorburg, Chestnuthill Township, Monroe County, PA 18353

Title to said premises is vested in Ronald J. Pitchford by deed from RONALD J. PITCHFORD AND TAMMY J. PITCCHFORD, HUSBAND AND WIFE dated January 13, 2006 and recorded January 20, 2006 in Deed Book 2255, Page 3047.

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

**RONALD J. PITCHFORD**

**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  
MARC S. WEISBERG, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9748 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 51, Section 6 of Sierra View, as shown on a plan of lots recorded in the Office for the Recording of Deeds, in and for Monroe County in Plot Book Volume 33, page 45, 47 & 49.

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

**BEING THE SAME PREMISES** which Derrick Boyd and Cleatayna Boyd, husband and wife, by deed dated 12/14/2001 and recorded 12/31/2001 in Book 2111 Page 9303 conveyed to Alvin Landin.

Pin #: 02634103019976  
Tax Code #: 02/6C/1/116

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

**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  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3310 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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, more particularly described as follows, to wit: Lot 19, Block A-1202, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section twenty-one, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1 inch to 100 feet 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 31 on January 17, 1975.

**TITLE TO SAID PREMISES IS VESTED IN** John L. Komorowski, by Deed from John D. Mood and Eileen M. Mood, his wife, dated 10/25/2006 recorded 11/09/2006 in Book 2287, Page 1765.

TAX CODE: 03/19C/1/534  
TAX PIN: 03630714325612

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

**JOHN L. KOMOROWSKI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1698 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 4413, 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.

**TITLE TO SAID PREMISES IS VESTED IN** Salvador Muriel, Sr. and Salvador Muriel, Jr., as tenants in common, by Deed from Krzysztof Blicharski and Rob-



ert Blicharski, dated 07/19/2007, recorded 08/14/2007 in Book 2313, page 6538.

TAX CODE: 03/4E/1/6

TAX PIN: 03636703313442

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

**SALVADOR MURIEL A/K/A**

**SALVADOR MURIEL SR.**

**A/K/A SALVADOR MURIEL**

**SALVADOR MURIEL 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  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8715 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 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 Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 19, 20, 21, 22, 23, 24, 25 and 26, Section I-D, as shown on "Plotting No. 1, Lake Valhalla, Inc., Smithfield Township, Monroe County, PA", made by G. Kempter, dated November 5, 1956 and recorded in Monroe County, Pennsylvania in Plot Book 8, Page 68, containing in frontage 160 feet, and in depth 90 feet.

**BEING THE SAME PREMISES WHICH** Maria I. Viland, by Deed dated 3/24/2008 and recorded 3/24/2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2329, page 7169, granted and conveyed unto Claudia Viland, a single woman.

**IMPROVEMENTS:** Residential property.

**TAX CODE NO.** 16/10/2/13-27

**PIN #**16731203240588

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

**CLAUDIA VILAND**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3195 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.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 Lot 834, Final plan of Cornerstone Conservancy formerly Stonybrook Manor filed of Record in the Office of the Recorder of Monroe County, Pennsylvania on February 26, 2007 in Plot Book Volume 79, Page 38.

**BEING THE SAME PREMISES** which LTS Development, LLC s/b/m to LTS Development, Inc., by deed dated 11/01/2007 and recorded 11/08/2007 in Book 2320 Page 5966 conveyed to Daniel Marin Sr., individually, and Fabian Merizalde and Maria D. Merizalde, husband and wife.

Pin #: 17730200367242

Tax Code #: 17/98204

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

**DANIEL MARIN, SR.**

**FABIAN A. MERIZALDE**

**MARIA D. MERIZALDE**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPETTO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7398 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 1102, Section F, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County, in Plot Book Volume 15, Page 59.

Under and subject to covenants, conditions and restrictions as of record.

Title to said Premises vested in Luisa Lucero by Deed from Hector Lucero and Luisa Lucero dated 03/14/08 and recorded 03/20/08 in the Monroe County Recorder of Deeds in Book 2329, page 5736.

Being known as 1102 Paupack Lane, Tobyhanna, PA 18466

Tax Parcel Number: 03635702662155

Tax Pin Number: 03/7D/2/104

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LUIA LUCERO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. WILLIAMS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 144 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 23, Section E, as is more particularly set forth on the Plot 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) 123 & 125.

**TITLE TO SAID PREMISES IS VESTED IN** Jennifer Cortes and Anthony Gaynor, by Deed from Wilfredo Fernandez and Nancy J. Fernandez, h/w, dated 03/27/2006, recorded 04/10/2006 in Book 2263, Page 4685.

TAX CODE: 17/15E/1/23

TAX PIN: 17638204826762

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY GAYNOR  
JENNIFER CORTES A/K/A  
JENNIFER CORTEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6191 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** plot, piece or parcel of land, situate and being in the Township of Price, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 43, Oak Ridge Estates also known as Broadhead Heights Subdivision, described on the map filed with the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, in Map Book Volume 12, Page 111.

**BEING THE SAME PREMISES** which Robert Huber and Theresa Huber, his wife, by deed dated 09/23/2005 and recorded 10/03/2005 in Book 2242 Page 1641 conveyed to Stanislaw Furdyna and Teresa Furdyna, husband and wife.

Pin #: 14639402968522

Tax Code #: 147/13/42

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**STANISLAW FURDYNA  
TERESA FURDYNA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3040 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL CERTAIN LOT/LOTS**, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 346, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, Plot Book No. 19, pages 21, 23 and 25. **BEING** known and numbered as 8614 Country Place Drive, Tobyhanna PA 18466-3362.

**BEING** the same premises which Kim Salvemini and Margaret A. Salvemini, his wife, by Deed dated August 24, 2006 and recorded September 19, 2006 in

and for Monroe County, Pennsylvania, in Deed Book Volume 2281, Page 3666, granted and conveyed unto Todd H. Demarest and Rachael A. Demarest, his wife.

TAX CODE: 03/8E/1/228

PIN NO: 03635813042971

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TODD H. DEMAREST  
RACHAEL A. DEMAREST**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DENISE CARLON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 268 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**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. 254, 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, pages 11, 13, 15 & 17.

**BEING THE SAME PREMISES** which Rowan Thomas and Linda c. Thomas, husband and wife, by deed dated 06/12/2009 and recorded 08/17/2009 in Book 2358 Page 4237 conveyed to Rowan Thomas and June Corlett.

Pin #: 03635919524210

Tax Code #: 03/9C/1/332

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JANET CORLETT  
ROWAN THOMAS  
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  
 SALVATORE FILIPPETTO,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4077 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2190, Section 29, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 46, Page 7.

Premises being: 2190 Saint Andrews Drive, Bushkill, PA 18324

BEING the same premises which Brian A. Roe, married man and Teresa Roe by Deed dated May 25, 2001 and recorded June 5, 2001 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2097 Page 6858, granted and conveyed unto Anthony John Caraccio.

TAX ID: 9/5A/3/52  
 PIN: 09734503247644

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY JOHN CARACCIO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
 ANDREW J. MARLEY,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 622 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN parcel of land situated in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot No. 2546, Section J, of Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book Volume 13, Page 87.

Tax Id No.: 3/7H/1/82

PIN NO. 03635703109955

Commonly known as: 2546 Pine Valley Road, Tobyhanna, PA 18466

TITLE TO SAID PREMISES IS VESTED Neville C. Parnell and Florence M. Bowen as joint tenants with the right of survivorship, deed from Clearview Builders, Inc., dated 11/1/2002 and recorded 2/7/2003 in Book 2144, page 3543.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FLORENCE BOWEN AND  
 NEVILLE PARNELL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10915 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, FEB 26, 2015  
AT 10:00 A.M.**

**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. 152, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol 31, page 65.**

**BEING THE SAME PREMISES which Karen E. Schotter, by deed dated 05/15/2002 and recorded 05/28/2002 in Book 2122 Page 8177 conveyed to Jose C. Almag and Luis M. Castrillo.**

Pin #: 17-6392-01-36-9621

Tax Code #: 17/15A/2/154

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOSE C. ALAMAG  
LUIS M. CASTRILLO  
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  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6407 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THOSE CERTAIN lots, parcels and pieces of land, lying in the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania being Lot No. 3, as shown on a map entitled 'Deer Path Village', recorded in the Office for the Recording of Deeds etc. in and for the County of Monroe, Pennsylvania in Plat Book 22 at Page 126.**

**UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Deed Record Volume 1034, page 82.**

**TITLE TO SAID PREMISES IS VESTED IN Michael Newman, married, by Deed from Leonardo Guardino, married, dated 11/17/1995, recorded 11/20/1995 in Book 2020, Page 1930.**

TAX CODE: 12/11/3/6

TAX PIN: 12636404628423

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MICHAEL NEWMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4251 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**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/Lots No. 590, Section No. K (ext) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, pages 51, 53 and 55.**

**UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservation, terms and provisions as more particularly set forth in the above recited Deed.**

**TITLE TO SAID PREMISES IS VESTED IN Tason D.**

Smith, by Deed from Joseph Schirripe and Constance Dolfi, dated 03/02/2010, recorded 03/04/2010 in Book 2367, Page 5337.

TAX CODE: 03/9F/1/403  
TAX PIN: 03636913049399

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TASON D. SMITH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9761 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, FEB 26, 2015**

**AT 10:00 A.M.**

**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, Township of Monroe and State of Pennsylvania, bieng Lot No. 111, Section No. F, as shown as map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13, and 15.

**TITLE TO SAID PREMISES IS VESTED IN** All State Asset Management by Upset Sale Deed given by the Tax Claim Bureau of Monroe County dated 9/20/2010 and recorded 11/15/2010 in Deed Book 2378, Page 8739.

TAX CODE: 3/8C/1/462  
TAX PIN: 03635814448300

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHALINI SEEPERSAUD**

**ALL STATE ASSET MANAGEMENT  
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 on-

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10553 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**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, being Lot 12, Section A, Block 1 and Lot 13, Section A, Block 1 of Greenwood Acres as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11, Page 85.

BEING the same premises which West End Developers, LLC, a Pennsylvania Limited Liability Company, by Deed dated May 13, 2004 and recorded May 18, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2190 Page 5129, granted and conveyed unto Brian G. Ryan and Mary Ann Ryan.

TAX ID: 19/19B/1/18  
PIN: 19539401363848

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BRIAN G. RYAN  
MARY ANN RYAN**

**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  
ANDREW J. MARLEY, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By 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 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, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN property situated in the Township of Middle Smithfield in the County of Monroe and Commonwealth of Pennsylvania, being described as follows:**

Lot 28, Subdivision of Winona Lakes, Section 5, Mountain Vista Village, being more fully described in a fee simple Deed dated February 23, 1998 and recorded February 25, 1998 among the land records of the County and State set forth above, in Vol. 2045, page 2702.

**TITLE TO SAID PREMISES IS VESTED IN** Miriam Marsach, by Deed from Walter J. LoPez and Georgiana Papa LoPez, his wife, dated 10/11/2005, recorded 10/13/2005 in Book 2243, page 6470.

TAX CODE: 09/6D/2/2  
TAX PIN: 09733402870710

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MIRIAM MARSACH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9675 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**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 Commonwealth of Pennsylvania, described as follows:**

**BEING LOT NO. 9, as shown on a map titled Evergreen Estates, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania on February 23, 2004, in Plot Book Volume 76 Page 19.**

**BEING THE SAME PREMISES which Romec, Inc., by deed dated 04/04/2004 and recorded 06/09/2004 in Book 2192 Page 6819 conveyed to Pasquale Longo Jr. and Lorraine Longo, husband and wife.**

Pin #: 09732500504160

Tax Code #: 09/97280

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LORRAINE LONGO**

**PASQUALE LONG JR.**

**MORTGAGOR(S) AND**

**RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9375 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 113, Section No. E as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, pages 101, 107 & 109.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Gary A. Pickett and Joyce A. Pickett, his wife, by Deed from David S. Wengerd, dated 11/24/2008, recorded 11/25/2008, recorded 11/25/2008 in Book 2345, Page 5426.

TAX CODE: 3/9A/1/284  
TAX PIN: 03635815644063

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOYCE A. PICKETT  
GARY A. PICKETT

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  
JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 Middle Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, Parcel ID #9/13B/1/133, 9/13B/1/134 & 9/13B/1/47, being more fully described in Deed dated March 10, 2005, and recorded March 11, 2005, in the land records of the County and State set forth above, in Deed Book 2218, page 6707.

BEING THE SAME PREMISES which John J. Milne, by deed dated 03/10/2005 and recorded 03/11/2005 in Book 2218 Page 6707 conveyed to Steve F. Kraeber and Jeanie Kraeber, husband and wife.

Pin #: 09731604744597; 09731604743598;  
Tax Code #: 09/13B/1/133; 09/13B/1/134;  
09/13B/1/47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEANIE KRAEBER  
STEVEN F. KRAEBER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 460 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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 32, 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 24, Pages 1, 3, and 5.

Under and Subject to all conditions, covenants and restrictions of record.

TAX Id No. 3/9E/1/371  
PIN No. 03-6359-20-80-1037

BEING the same premises which Ellen M. Corapi, single, by Deed dated January 11, 2005 and recorded February 1, 2005 in the Monroe County Recorder of Deeds Office in Deed Book 2214, page 9693 granted and conveyed unto Michael J. Grey, an individual.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. GREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADLEY J OSBORNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 182 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 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. 7252, Section K, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, in Plot Book No. 14, page 121.

**UNDER AND SUBJECT** Covenants, Conditions and Restrictions as of record.

**TITLE TO SAID PREMISES IS VESTED IN** Jerry Forderhase and Mary Ellen Forderhase, h/w, by Deed from Meadow Creek, Inc., a Pennsylvania Corporation, dated 10/27/2004, recorded 10/29/2004 in Book 2206, Page 1620.

TAX CODE: 03/7F/2/100

TAX PIN: 03634704839209

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JERRY FORDERHASE**

**MARY ELLEN FORDERHASE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1003 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** property situated in the Township of Pocono in the County of Monroe and Commonwealth of Pennsylvania, being more fully described in a deed dated 09/23/2004 and recorded 09/27/2004, among the land records of the County and State as set forth above, in Deed Volume 2203 and Page 1505.

Parcel Number 12/3A/1/122

Pin Number 12638201196669

Title to said premises is vested in Hector Feliciano and Elizabeth Feliciano by deed from Elizabeth Feliciano dated March 20, 2006 and recorded April 17, 2006 in Deed Book 2264, Page 2258.

Being Known As: 2627 Timberlane Drive, Tannersville, Pocono Township, Monroe County, PA 18372

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**HECTOR FELICIANO**

**ELIZABETH FELICIANO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7877 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH Lot 134, Laurel Mountain Springs, Township of Tobyhanna, County of Monroe, Commonwealth of Pennsylvania, recorded in Recorder's Office for Monroe County, Pennsylvania in Plot Book 56, Page 73. PARCEL IDENTIFICATION NO: 19/7B/1/96, MAP #: 19-6334-03-33-9585

**TITLE TO SAID PREMISES IS VESTED IN** Thomas R. Woodman, Trustee of the Thomas R. Woodman Revocable Trust, by Deed from Thomas R. Woodman, dated 04/01/2009, recorded 04/16/2009 in Book 2351, Page 8012.

**IMPROVEMENTS:** Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**THOMAS R. WOODMAN, INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE OF THE THOMAS R. WOODMAN REVOCABLE TRUST AND JASON WOODMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MARTHA E. VON ROSENSTIEL,  
Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7293 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** piece, parcel or lot, being situate in Price Township, Monroe County, Pennsylvania, being lot number 1, section 1, south ridge, as recorded in the office of the recorder of deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in plat book volume 72, 164.

**UNDER AND SUBJECT** to any and all reservations, restrictions, covenants, etc. that are contained in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** Dawn Wilson, by deed from Beatrice Garnett, dated 03/10/2007, recorded 04/09/2007 in Book 2301, Page 5812.

**TAX CODE:** 14/91565  
**TAX PIN:** 14730400459923

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DAWN WILSON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6372 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 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. 61, Section 2, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book 18, Page 17.

**TITLE TO SAID PREMISES IS VESTED IN** Javier Morales, by Deed from Jose A. Lopez and Xiomara Lopez, h/w and Ramona E. Perez, nka, Ramona E. Lopez, unmarried, dated 08/31/2004, recorded 09/02/2004 in Book 2201, page 353.

**TAX CODE:** 09/4C/2/32  
**TAX PIN:** 09734404612765

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAVIER MORALES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2705 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel of piece of land, situate in the Township of Coolbaugh (incorrectly shown as Tobyhanna Township on current deed), County of Monroe and Commonwealth of Pennsylvania, being Lot No. 2506, Section 6 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 121.

**TITLE TO SAID PREMISES IS VESTED IN** John Lennon and Angela Lennon, his wife, by Deed from John Lennon, a married man, dated 08/09/2005, recorded 08/17/2005, in Deed Book 2236, page 6768.

TAX CODE: 3/116994  
TAX PIN: 03636601191662

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOHN LENNON**

**ANGELA LENNON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10259 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.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 located, situate and being in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot 17, Valley View Acres, Chestnuthill Township, Monroe County, Pennsylvania, more fully described in Plot Book Volume 21, Page 81.

BEING THE SAME PREMISES which The Hamilton East Investment Group, Inc., by deed dated 10/31/2006 and recorded 11/02/2006 in Book 2286 Page 3557 conveyed to Michael Baker and Tina Baker, husband and wife.

Pin #: 02625904930927  
Tax Code #: 02/4A/2/15

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MICHAEL BAKER  
TINA BAKER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPETTO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10927 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, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of **Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1795, Section H, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, page 25. TITLE TO SAID PREMISES VESTED IN Anthony Adebowale and Cynthia Alli-Balogun, husband and wife given by John O'Donnell, single man dated 12/230/2000, recorded 12/29/2000 in Book 2089 Page 2668.

TAX CODE: 03/7F/1/22  
TAX PIN: 03634702951120.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY ADEBOWALE  
CYNTHIA ALLI-BALOGUN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5119 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, FEB 26, 2015  
AT 10:00 A.M.**

**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 4519, Section 9 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 20, Page 31.

TITLE TO SAID PREMISES IS VESTED IN Matthew E. Zephyr and Audrena S. Zephyr, h/w, by Deed from John P. O'Callahan and Maria O'Callahan, h/w, dated 01/15/2005, recorded 02/01/2005 in Book 2214, Page 9652.

TAX CODE: 03/4E/1/90  
TAX PIN: 03636703219931

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MATTHEW E. ZEPHYR  
AUDRENA S. ZEPHYR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JOSEPH E. DEBARBERIE, Esquire**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7146 CIVIL 2010 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH** ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of **Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lot 81, Section 1, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 29, Page 59.

TITLE TO SAID PREMISES IS VESTED IN Edwin Santana, an individual, by Deed from Helen Musial, un-remarried widow, dated 05/24/2006, recorded 05/26/2006 in Book 2268, Page 9153.

TAX CODE: 02/14B/1/51  
TAX PIN: 02633001477334

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**EDWIN SANTANA  
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.



with 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1220 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**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. 111, 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.**

**TITLE TO SAID PREMISES IS VESTED Patricia A. Grego, by Deed from Michael Baird and Corinne Baird, his wife, date 06/15/2004, recorded 06/17/2004 in Book 2193, Page 5400.**

**TAX CODE: 9/18A/2/15  
 TAX PIN:09731503023010**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PATRICIA A. GREGO  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 JONATHAN LOBB,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8127 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**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 place of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 653, Section H, as shown on map of A Pocono Country Place, on file in the Recorder of Deeds Office for Monroe County in Plot Book Volume 19, Pages 21, 23 and 25.**

**BEING THE SAME PREMISES which Ilya Krasner and Nataly Krasner, husband and wife, by deed dated 06/27/2007 and recorded 07/11/2007 in Book 2310 Page 4576 conveyed to Julie Wellington.**

**Pin #: 03635809077135  
 Tax Code #: 03/8E/1/615**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JULIE WELLINGTON  
 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  
 SALVATORE FILIPPELLO, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5826 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN lot, parcel or piece of land sit-**

uate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 723, Section K (Ext.), A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, Pages 51, 53 & 55.

TITLE TO SAID PREMISES IS VESTED IN Sean Lynar, by Deed from Marylee A. Stephens, unmarried, dated 08/17/2006, recorded 08/23/2006 in Book 2278, Page 3335.

TAX CODE: 03/9F/1/208

TAX PIN: 03636913122552

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEAN LYNAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10436 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

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 338 Section J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 22, Pages 11, 13, 15 and 17.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline L. Leon, by Deed from Robert E. Plank, dated 03/09/2001, recorded 04/11/2001 in Book 2094, Page 3297.

TAX CODE: 3/9C/1/141

TAX PIN: 03635918227096

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JACQUELINE L. LEON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4677 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situated in the township of Pocono, county of Monroe, state of Pennsylvania, known as lot no. 5 of Owl Hollow as shown on a map recorded in plot book 62 at page no. 379.

TITLE TO SAID PREMISES IS VESTED IN John R. Larocca and Eileen Larocca, h/w, by Deed from Gregory M. Gibson and Lisa Marie Gibson, h/w, dated 07/31/2001, recorded 10/25/2001 in Book 2107, Page 2734.

TAX CODE: 12/87887

TAX PIN: 12638303018726

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN R. LAROCCA  
EILEEN LAROCCA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOSEPH E. DEBARBERIE,  
ESQUIRE

THURSDAY, FEB 26, 2015

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6025 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of **Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 78, Water Gap Watch - West, 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 72, Page 75.

**TITLE TO SAID PREMISES IS VESTED IN** Pierre Lamarr, by Deed from Javier Palacios, unmarried and Adriana Anadon, unmarried, dated 09/18/2003, recorded 09/23/2003 in Book 2168, page 2160.

TAX CODE: 16/91008

TAX PIN: 16731102783716

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PIERRE LAMARR**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EMILY M. PHELAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8174 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**AT 10:00 A.M.**

**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 A51, as shown on a plan of lots entitled Pocono Haven Corporation recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 13, Page 3.

**TITLE TO SAID PREMISES IS VESTED IN** Craig J. Gesualdi, by Deed from Citizens Savings Association, dated 09/04/1996, recorded 09/09/1996 in Book 2028, Page 8711.

TAX CODE: 12/3A/1/53

TAX PIN: 12638201390447

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CRAIG J. GESUALDI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4450 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THE FOLLOWING** lot situate in the Township of **Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 3301, Section VII, as shown on 'Plotting of Pocono Farms-East, Coolbaugh Township Monroe County, Pennsylvania in Plot Book No. 17, page 123.

**TITLE TO SAID PREMISES** vested by Special Warranty Deed, dated 04/28/2000, given by Grace C. O'Donnell, single to Wendy D. Duncan and recorded 5/16/2000 in Book 2078 Page 7229 Instrument #200015931.

TAX CODE: 3/4B/2/138

TAX PIN: 03636703218409

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WENDY D. DUNCAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JONATHAN LOBB,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2313 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN lot/lots parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 157, Section No. C, as shown on map of a Pocomo Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 63 and 65.**

**TITLE TO SAID PREMISES VESTED in Mary Curoski given by Richard Lefkowitz and Barbara Lefkowitz, husband and wife date 06/30/2005, recorded 07/12/2005 in Book 2232 Page 1851.**

**TAX CODE: 03/8B/1/119**

**TAX PIN: 03635819513497**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MARY CUROSKI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9480 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
 AT 10:00 A.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 Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, Being Lot No. 416, plotting II of Wooddale County Acres, as shown on a map recorded in Pot Book 59, Page 441.

**BEING THE SAME PREMISES** which Alan Thomas and Stephanie D. Thomas, husband and wife, by deed dated 01/14/2011 and recorded 02/01/2011 in Book 2382 Page 4767 conveyed to Michele Piccioni. Pin#: 09731401064669

**Tax Code#: 09/17B/1/84**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MICHELLE PICCIONI**

**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  
**SALVATORE FILIPPELLO,** Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10085 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, FEB 26, 2015  
AT 10:00 A.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 situated, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 11, Section E, of Greenwood Crest at Greenwood Acres as set forth in the Office of the Recorder of Deeds in Plot Book 12, Page 39.**

**TITLE TO SAID PREMISES IS VESTED IN** Ketherina Dyer, by Deed from Matzel Development at Greenwood, LLC, dated 05/22/2008, recorded 06/09/2008 in Book 2336, Page 4517.

TAX CODE: 19/19B/2/40  
TAX PIN: 19-5394-02-67-1688

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**KETHERINA DYER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9918 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Tunkhannock, Monroe County, Pennsylvania. Being Known As 4807 Lookout Drive, Albrightsville**

PA 18210  
Parcel Number: 20/8K/1/118  
Pin Number: 20632104514460  
Improvements: Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHRISTINE MORAN  
PAUL MORAN  
A/K/A PAUL J. MORAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9213 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, FEB 26, 2015  
AT 10:00 A.M.**

**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 Middle Smithfield, Monroe County, Pennsylvania:**

Being Known As 185 Lake of the Pines, East Stroudsburg, PA 18301  
Parcel Number: 09/4C/3/22  
Pin No.: 09734403317237

Improvements: Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
TERENCE FORT  
MAUREEN R. FORT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10591 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Coolbaugh , Monroe County, Pennsylvania:**  
Being Known As 424 Azalea Drive, Pocono Summit, PA 18346

Parcel Number: 3/14d/1/52  
Pin Number: 03634604526019

**Improvements: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:**

**SEAN M. MURPHY A/K/A  
SEAN M. MURPHY, 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  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10060 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 Tobyhanna Township , Monroe County, Pennsylvania:**

Being Known As 14 Scenic Drive n/k/a 370 Scenic Drive, Blakeslee, PA 18610  
PARCEL NUMBER: 19/90777  
PIN No.: 19538500731516

**IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:**

**EMMA CALAMARAS  
THEODORE CALAMARAS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8648 CIVIL 2013 I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, FEB 26, 2015  
AT 10:00 A.M.**

**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 Price, Monroe County, Pennsylvania:**

BEING KNOWN AS: 73 Pine Creek Estates n/k/a 328 Estate Drive, (Price Township), East Stroudsburg, PA 18302  
PARCEL NUMBER: 14/8C/1/24  
PIN NUMBER: 14639504734639



IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
BARBARA VIDAL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID NEEREN, Esquire

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 30; Feb 6, 13