

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 4075 CV 09**

FEDERMAN & ASSOCIATES, LLC  
By: Thomas M. Federman, Esq.,  
ID # 64068  
By: Danielle Boyle-Ebersole, Esq.,  
ID # 81747  
By: Paul J. Fanelli, Esq.,  
ID # 313157  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095  
ATTORNEY FOR PLAINTIFF  
ALLIANCE REALTY CAPITAL, LLC  
Plaintiff  
vs.  
**CARLA THOMAS, JERRY D. THOMAS**  
Defendants

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

TO: Carla Thomas, Jerry D. Thomas, 4357 Woodland Drive a/k/a Lot 162 Sec D, A Pocono Country Place, Tobyhanna, PA 18466

Your house (real estate) at 4357 Woodland Drive a/k/a Lot 162 Sec D Pocono Country Place Tobyhanna, PA 18466 is scheduled to be sold at Sheriff's Sale on July 31, 2014 at 10:00 AM at the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, PA 18360 to enforce the court judgment of \$89,217.99 obtained by the Plaintiff 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 Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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**

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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 happened, you may call FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 expectations (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.**

Find a Lawyer Program, Monroe County Bar Association, 913 Main Street, P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288 Association De Licencidados, Monroe County Bar Association, Find a Lawyer Program, 913 Main Street, P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288  
PR - June 13

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
NO.: 2888 CV 10**

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

1 East Stow Road  
Marlton, NJ 08053  
(856) 482-1400

Attorney for Plaintiff  
File Number: 45.12091

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff, vs. **Todd Schollhammer a/k/a Todd M. Schollhammer**, Defendant

**TAKE NOTICE:**

Your house (real estate) at 1126 Thunder Lane Still Water Lake Estates, Pocono Summit, PA 18346, is scheduled to be sold at sheriff's sale on **December 4, 2014 at 10:00 AM** in the Monroe County Courthouse, Stroudsburg, PA 18360 to enforce the Court Judgment of \$133,046.95 obtained by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP.

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

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR 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 bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead & Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

## MONROE LEGAL REPORTER

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

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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

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

PR - June 13

### **PUBLIC NOTICE ESTATE NOTICE**

Estate Notice of **Norman S. Palmer Sr.**, late of Reeders, Monroe County, Commonwealth of Pennsylvania, deceased.

Notice is hereby given that Certificate of Grant of Letters of Administration in the above-named estate have been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same within four months, but without delay to: Howard H. Palmer, 311 Fall Creek Terrace, Stroudsburg, PA, 18360.

PR - May 30, June 6, June 13

### **PUBLIC NOTICE ESTATE NOTICE**

ESTATE OF **BARBARA SIMPSON, a/k/a BARBARA SIMPSON BARNWELL, a/k/a BARBARA BARNWELL**

File No.: 4514-0247

Whereas, **BARBARA SIMPSON, a/k/a BARBARA SIMPSON BARNWELL, a/k/a BARBARA BARNWELL**, late of Albrightsville, Monroe County, Pennsylvania, died on the 1st day of April 2014, and Whereas the grant of letters of administration is required for the administration of the estate.

Therefore, I, **HELEN DIECIDUE**, Register for the Probate of Wills in and for the County of MONROE, in the Commonwealth of Pennsylvania, have this day granted Letters of Administration to **BRIAN BARNWELL**, 1675 Northwest 4th Ave., Apt. 913, Boca Raton, FL 33432, who has duly qualified as Administrator of the estate of the above named decedent and has agreed to administer the estate according to law, all of which fully appears of record at my Office at MONROE COUNTY COURTHOUSE, STROUDSBURG, PENNSYLVANIA.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of my Office on this 14th day of May 2014.

Brandie J. Belanger, Esquire  
Kash & Fedrigo  
820 Ann St.  
Stroudsburg, PA 18360  
(570) 420-1004

PR - May 30, June 6, June 13

### **PUBLIC NOTICE ESTATE NOTICE**

ESTATE OF **Carl E. Graver a/k/a Carl Graver**, late of Monroe County, Commonwealth of Pennsylvania, deceased.

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

or 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 an address within the County where notice may be given to Claimant.

Beverly Ann Romansky  
c/o Mark A. Primrose, Esquire  
17 North Sixth Street  
Stroudsburg, PA 18360

or to:

Mark A. Primrose, Esquire  
17 North Sixth St.  
Stroudsburg, PA 18360

PR - June 6, June 13, June 20

### **PUBLIC NOTICE ESTATE NOTICE**

Estate of **Charles Giambalvo Jr., a/k/a Charles Giambalvo**, late of the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Jennifer Lynn Karpf, Executrix  
1522 Belgravia Drive  
Tobyhanna, PA 18466

OR TO:

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

PR - June 6, June 13, June 20

### **PUBLIC NOTICE ESTATE NOTICE**

Estate of **ELSPETH M. SAPPINGTON a/k/a ELSPEETH MIRIAM SAPPINGTON, a/k/a ELSPEETH SAPPINGTON**, late of Chestnut Hill 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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit, setting forth an address within the County where notice may be given to claimant.

DAVID E.M. SAPPINGTON,  
Executor  
c/o Matergia and Dunn  
919 Main Street  
Stroudsburg, PA 18360

Ralph A. Matergia, Esq.  
Matergia and Dunn  
919 Main St.  
Stroudsburg, PA 18360

PR - June 6, June 13, June 20

### **PUBLIC NOTICE ESTATE NOTICE**

Estate of **James Lewin a/k/a James H. Lewin, a/k/a James Henry Lewin**, deceased. Late of Tobyhanna Township, Monroe County.

Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof

## MONROE LEGAL REPORTER

and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.  
Lori Ann Sweet, Administratrix

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

PR - June 6, June 13, June 20

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Joseph A. Lovuolo**, deceased. Late of Paradise Township, Monroe County.

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

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

PR - May 30, June 6, June 13

### PUBLIC NOTICE ESTATE NOTICE

Estate of **LeRoy Paul Woodling, a/k/a LeRoy P. Woodling, a/k/a LeRoy Woodling**, late of 442 Reeders Run Road, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Deborah Lynn Scott, Executrix  
c/o Todd R. Williams, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN  
CORVELEYN, WOLFE & FARERI, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511  
PR - June 13, June 20, June 27

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Lester R. Pope**, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Leslee Ann Pope, Executrix  
2260 Sunset Lane  
York, PA 17048

OR TO:

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

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

PR - June 6, June 13, June 20

### PUBLIC NOTICE ESTATE NOTICE

Estate of **LILLIAN M. CARLTON**, late of Borough of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

**SANDRA JOY PATTON**, Executrix  
11 Keswick Court  
Mount Laurel, NJ 08054

Elizabeth Bensingers Weekes, Esq.  
**Bensingers and Weekes, LLC**  
529 Sarah St.

Stroudsburg, PA 18360

PR - June 13, June 20, June 27

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Luella J. Leonard**, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased. Whereas, Letters of Administration in the above-named Estate have been granted to GERALDINE BEEHLER.

All persons indebted to the said Estate are requested to make immediate payment and those having claim or demands to present them without delay to:

Geraldine Beehler, Executor  
436 Hemlock Drive  
Tobyhanna, PA 18466

PR - June 13, June 20, June 27

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Margaret L. Walutes**, deceased. Late of Tobyhanna, Monroe County.

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

Leonard J. Walutes, Administrator CTA

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

Gouldsboro, PA 18424

PR - May 30, June 6, June 13

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Sergey Alekseyev**, deceased. Late of East Stroudsburg, Monroe County.

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

Eleanor Alekseyev, Administratrix

c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES

## MONROE LEGAL REPORTER

P.O. Box 396  
Gouldsboro, PA 18424  
PR - June 13, June 20, June 27

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **SHIRLEY A. LEARY**, Deceased April 28, 2014, of Effort, Monroe County.  
Letters Testamentary in the above-named estate having been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their 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.  
Martino and Karasek, LLP  
David A. Martino, Esquire  
PA Route 209, P.O. Box 420  
Brodheads ville, PA 18322  
Administrator:  
Debra A. Weinmuller

c/o Martino and Karasek, LLP  
Route 209, P.O. Box 420  
Brodheads ville, PA 18322

PR - May 30, June 6, June 13

### PUBLIC NOTICE ESTATE NOTICE

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

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

PR - June 6, June 13, June 20

### PUBLIC NOTICE ESTATE NOTICE

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

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

PR - May 30, June 6, June 13

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the **ESTATE OF MARIE E. ALTEMOSE, DECEASED**, late of Saylorsburg, Pennsylvania, who died on April 24, 2014, to Alan Altemose and Michael L. Altemose, Personal Representatives.  
Kirby G. Upright, Esquire, One West Broad St., Suite 700, Bethlehem, PA 18018, is counsel.

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

KING, SPRY, HERMAN, FREUND & FAUL, LLC  
By: Kirby G. Upright, Esquire  
One West Broad St.  
Suite 700  
Bethlehem, PA 18018  
610-332-0390

PR - June 6, June 13, June 20

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 1153 Pine Tree Road, nka 3108 Sequoia Road, Tobyhanna, PA 18466.

**SALE WILL BE HELD AT THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 at 10 a.m.**, all the right, title and interest of **Michael D. Price**, defendant and mortgagor, in and to the following described real estate and property including improvements thereof.

**TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 10 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### PROPERTY DESCRIPTION

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA MARKED AND DESIGNATED AS LOT NO. 1153, SECTION F, AS SHOWN ON "PLOTING OF POCONO FARMS, INC., COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY BELLANTE & CLAUSE" AND RECORDED IN MONROE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO. 15, PAGE 59. AS DESCRIBED IN MORTGAGE BOOK 2314 PAGE 4821.

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on July 7, 2014.

Any claims or exceptions to said distribution must be filed with the Clerk of Courts within 10 days thereafter.  
United States Marshal  
Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 2015 D Jodi Drive, nka 131 Jodi Drive, Stroudsburg, PA 18360.

**SALE WILL BE HELD AT THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 at 10 a.m.**, all the right, title and interest of **John P. Blaney, Sherri Blaney**, defendants and mortgagors, in and to the following described real estate and property including improvements thereof.

**TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 10 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF STROUD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
LOT NO. EIGHT (8) AS SHOWN ON PLAN OF MINOR SUBDIVISION OF LANDS OF SECTION 2, PEBBLE BROOK, STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, PREPARED BY FRANK

## MONROE LEGAL REPORTER

J. SMITH JR., REGISTERED SURVEYOR, WILLIAM COFFIN AND BONNIE COFFIN, HIS WIFE, OWNER/SUBDIVIDER, AS SHOWN ON PLOT BOOK 58, PAGE 159, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PA, UNDER AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS, WHICH ARE CONTAINED IN PLOT BOOK 58, PAGE 159. COMMONLY KNOWN AS 2015 D JODI DRIVE, A/K/A RR2 BOX 2015, A/K/A 131 JODI DRIVE. BEING THE SAME PREMISES WHICH FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE BY DEED DATED 3/4/02 AND RECORDED 3/14/02, IN RECORD BOOK 2117, PAGE 4282 GRANTED AND CONVEYED UNTO KENDALL J. DE SANTO, IN FEE. TITLE TO SAID PREMISES VESTED IN JOHN BLANEY AND SHERRI BLANEY, HUSBAND AND WIFE, BY DEED FROM KENDAL J. DE SANTO AND JESSICA DE SANTO, HUSBAND AND WIFE, DATED 7/30/03, RECORDED 8/14/03, DEED BOOK 2163, PAGE 7984. TAX PARCEL NO.: 17/12/5/46/8 PIN NO.: 17-6390-07-57-2839

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on July 7, 2014.

Any claims or exceptions to said distribution must be filed with the Clerk of Courts within 10 days thereafter. United States Marshal Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 102 Hamilton Road, a/k/a 206 Hamilton Road, Stroudsburg, PA 18360.

SALE WILL BE HELD AT THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 at 10 a.m., all the right, title and interest of **Erik Bendixen, Anna Marie Bendixen**, defendants and mortgagors, in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 10 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, BEING KNOWN AS 102 HAMILTON ROAD BEING FURTHER DESCRIBED ON THAT CERTAIN DEED DATED 2/15/94 AND 2/17/94 IN THE OFFICE OF THE RECORDER OF DEEDS IN MONROE IN DEED MORTGAGE BOOK NO. 1937 PAGE: 661.

PARCEL NO. 07-114414

MAP: 07626900856375

BEING KNOWN AS 102 HAMILTON ROAD, A/K/A 206 HAMILTON ROAD

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on July 7, 2014.

Any claims or exceptions to said distribution must be filed with the Clerk of Courts within 10 days thereafter. United States Marshal Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of

Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **3802 Horizon Drive, Long Pond, PA 18334**

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 AT 10:00 a.m. all the right, title and interest of **Laverne Flowers and Julian Ford**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3802, Section C-1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book volume 15, Page 29, bounded and described as follows, to wit:

IN Plot Book Volume and Page Number according to aforementioned Plan on record.

UNDER AND SUBJECT TO covenants, restrictions and limitations as more fully set forth in the Record Book Vol. 1628, Page 1608.

TITLE TO SAID PREMISES IS VESTED IN Laverne Flowers, a married woman and Julian Ford, an individual, by Deed from Allen Casement, single man, dated 05/19/2000, recorded 08/16/2000 in Book 2082, Page 8781.

Being Property known as: 3802 HORIZON DRIVE, LONG POND, PA 18334

Tax Parcel No.: 19-3F-1-4

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on July 7, 2014.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter. United States Marshal Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **817 Columbus Avenue, fka 817 Park Street, Stroudsburg, PA 18360**

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 at 10 a.m. all the right, title and interest of **Ted Mejia**, mortgagor, and **Vanesa S. Mejia** (real owner) defendants and mortgagors in and to the following described real estate and property including improvements thereof.

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

### PROPERTY DESCRIPTION

ALL THAT CERTAIN tract of land situate in Stroud Township, Monroe County, Commonwealth of Pennsylvania, being shown as Lot 14 on a plan entitled "Final Cluster Major Subdivision Plan" prepared by Boucher & James Inc., consulting Engineers, Doylestown, PA, dated December 12, 2003, last revised August 10, 2004, and being recorded in Plot Book 76, page 121, bounded and described as follows:

BEGINNING at a point, an iron pin to be set, on the southerly ultimate right-of-way for Park Street (T-402) (25'half-width) at a corner common to Lots # 13 and 14 as shown on plan, said point being located the following two (2) courses and distances from an iron pin found at a common corner of said lands of N/F Robert

## MONROE LEGAL REPORTER

W. Buff and Bridget B. Buff, H/W and R. Troy Nauman and Mary F. Nauman, H/W and of N/F Robert L. Transue and Eva M. Transue (RBV 1277, Page 178) at its intersection with the said southerly legal right-of-way of Park Street (T-402) (40' wide);

1) S 16 degrees 00 minutes 0 seconds E, 5.00 feet to a point on the southerly ultimate right-of-way of Park Street (T402) (25 feet half-width);

2) Along said southerly ultimate right-of-way, S 74 degrees 00 minutes 00 seconds w, 100.00 feet to a point, an iron pin to be set;

THENCE, from said point of beginning, along said ultimate right-of-way of Park Street, N. 74 degrees 00 minutes 00 seconds E, 75.00 feet to a point, an iron pin to be set in line of the ultimate southerly right-of-way of Park Street (T-402) (25 feet half-width);

THENCE along line dividing lands of said Lot #14 and Easement "A", S 16 degrees 00 minutes 00 seconds E 160.00 feet to a point, in the northerly line of Lot #17;

THENCE, along line dividing lands of said Lot#14 and #17, S 74 degrees 00 minutes 00 seconds W, 75.00 feet to a point, an iron pin to be set at a corner of lands of Lot#13 and #14;

THENCE, along line dividing lands of said Lot#13 and #14, N 16 degrees 00 minutes 00 seconds W, 160.00 feet to the first mentioned point and place of BEGINNING.

PARCEL NO. 17-7300-05-09-6275

TAX ID NO. 17/97609

Being known as 817 Columbus Avenue formerly known as 817 Park Street, Stroudsburg, PA 18360

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **JULY 7, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter. United States Marshal Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE FORECLOSURE

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

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURT-HOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 at 10 a.m.** all the right, title and interest of **Joann Roman and Marvin Leonard**, defendants and mortgagors in and to the following described real estate and property including improvements thereof.

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

### PROPERTY DESCRIPTION

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

PIN NO. 02635003411259

PARCEL NO. 2-112247

Being known as 6820 Beech Lane, Saylorsburg, PA 18353

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **JULY 7, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter. United States Marshal Middle District of PA

PR - May 30, June 6, June 13

### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 4/25/2014 under the Domestic Business Corporation Law, for **Harmony Labels, Inc.**, and the address of the registered office is 114 Progress St., East Stroudsburg, PA 18301.

PR - June 13

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA NO. 4632 Civil 2012

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC., Plaintiff

vs.

**HARRY BARGMANN and  
JENNIFER BARGMANN,**  
Defendants

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

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 53D, Interval No. 47, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on July 31, 2014 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. 27 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 53D 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 Theresa V. Ryan, by deed dated May 26, 2007 and recorded on June 1, 2007 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2306, at Page 9433, granted and conveyed unto Harry Bargmann and Jennifer L. Bargmann.

Tax Code: 16/4/1/48-53D

PIN #: 16732102885590B53D

**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 - June 13

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT

## MONROE LEGAL REPORTER

**COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4835 Civil 2012  
MONEY JUDGMENT**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC., Plaintiff

vs.

**JOANNE HEARL, Defendant  
NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE**

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 6C, Interval No. 46, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on July 31, 2014 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. 46 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 6C on a certain "Declaration Plan-Phase 1 of Stage 1," of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated November 12, 2003 and recorded on December 2, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2175, at Page 6405, granted and conveyed unto Rocco Corso and Rosalie Corso.

Tax Code: 16/4/1/48-6C

PIN #: 16732102879739B6C

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 - June 13

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4988 Civil 2012  
MONEY JUDGMENT**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC., Plaintiff

vs.

**ROCCO CORSO and ROSALIE CORSO, Defendants**

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

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 11B, Interval No. 27, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on July 31, 2014 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. 27 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of

Pennsylvania, shown and designated as Unit No. FV 11B on a certain "Declaration Plan-Phase 1 of Stage 1," of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated June 29, 1992 and recorded on October 6, 1992 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1851, at Page 1756, granted and conveyed unto Rocco Corso and Rosalie Corso.

Tax Code: 16/4/1/48-11B

PIN #: 16732102879933B11B

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 - June 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO.: 2013-10985  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Wells Fargo Bank, NA, Plaintiff

vs.

Glenn R. Gillen, et al, Defendant(s)

**TO: Glen R. Gillen**

PRESENTLY OR FORMERLY of RR7 Box 7422 aka LR45004, Saylorsburg, PA 18353. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at RR7 Box 7422 aka LR45005, Saylorsburg, PA 18353 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, Wells Fargo Bank, NA. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

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

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

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

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

PR - June 13

**PUBLIC NOTICE**

## MONROE LEGAL REPORTER

IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
43RD JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 3990 CIVIL 2014

IN RE: PETITION FOR APPOINTMENT OF SCHOOL  
POLICE OFFICERS FOR THE EAST STROUDS-  
BURG AREA SCHOOL DISTRICT

PLEASE TAKE NOTICE that a hearing shall be held before the Honorable Jonathan Mark on July 7, 2014 at 11 a.m. in Courtroom No. 3, upon consideration for a Petition for Appointment of School Police Officers for the East Stroudsburg Area School District being **Jerome Taylor and William H. Cook**, who have satisfactorily completed the requirements of the Municipal Police Education and Training Law, Act 120, 53 Pa.C.S. §1261 et. seq., in order for said school police officers to exercise the same powers under authority of law or ordinance by the police of the municipalities wherein the school property is located; and issue summary citations and/or detain individuals until local law enforcement is notified, and be authorized to carry a firearm in accordance with the provisions of §778 of the Pennsylvania Public School Code of 1949, as amended (24 P.S. § 7-778).

An Affidavit of Publication, together with proofs of advertising shall be filed with the Clerk of Courts of Monroe County prior to or at the time of the hearing.

Law Offices of  
Thomas F. Dirvonas  
11 North Eighth Street  
Stroudsburg, PA 18360  
Solicitor

PR - June 6, June 13

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

Civil Action No. 1967-CV-2012

HSBC Bank USA, N.A., Plaintiff vs. **Andrew Cupidore and Angie D. Cupidore**, Defendants

To: Andrew Cupidore and Angie D. Cupidore, Defendants, whose last known addresses are 12 Clearspring Court, East Stroudsburg, PA 18302 and 784 Sheridan Ave., 1, Brooklyn, NY 11208

You have been sued in mortgage foreclosure on premises: 12 Clearspring Court, East Stroudsburg, PA 18302, based on defaults since July 1, 2012. You owe \$584,392.07 plus interest.

NOTICE

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

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

PR - June 13

PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF

MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 10442-CV-2009

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, Plaintiff vs. Elizabeth Lugo Rivera and Efrain Rivera, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: Elizabeth Lugo Rivera and Efrain Rivera, Defendants, whose last known addresses are 76 Main Street and 13 Oak Street, Delaware Water Gap, PA 18327 and P.O. Box 65, Shawnee on the Delaware, PA 18356. Your house (real estate) at 76 Main Street and 13 Oak Street, Delaware Water Gap, PA 18327, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$296,671.46, 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 MESSUAGE AND LOT OR PIECE OF LAND SITUATE IN THE BOROUGH OF DELAWARE WATER GAP, MONROE COUNTY, PENNSYLVANIA BEING KNOWN AS: 76 Main Street and 13 Oak Street, Delaware Water Gap, PA 18327. TAX CODE: 04/2/3/2. PIN NO.: 04731002985718. TITLE TO SAID PREMISES IS VESTED IN EFRAIN RIVERA AND ELIZABETH LUGO RIVERA, HUSBAND AND WIFE BY DEED FROM DONALD SMALL AND ELIZABETH R. SMALL, HUSBAND AND WIFE DATED 10/20/2005 RECORDED 10/24/2005 IN DEED BOOK 2245 PAGE 239. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400

PR - June 13

PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 10644-CV-2012

Bank of America, N.A., Plaintiff, vs. Elizabeth Smeltz, Defendant

NOTICE OF SALE OF REAL PROPERTY

To: Elizabeth Smeltz, Defendant, whose last known addresses are P.O. Box 366, Mountainhome, PA 18342 and Route 590 & Playhouse Lane a/k/a 308 Playhouse Lane (Barrett Township), Mountainhome, PA 18342. Your house (real estate) at Route 590 & Playhouse Lane a/k/a 308 Playhouse Lane (Barrett Township), Mountainhome, PA 18342, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$321,835.05, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BARRETT, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS Route 590 & Playhouse Lane a/k/a 308 Playhouse Lane, (Barrett Township), Mountainhome, PA 18342. PARCEL NUMBER: 1/14/1/19. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN ELIZABETH SMELTZ BY DEED FROM ROBERT D. ENSSLEN AND TERRY ENSSLEN, HUSBAND AND WIFE DATED 02/15/2007 RECORDED 03/21/2007 IN DEED BOOK 2299 PAGE 8845. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400



## MONROE LEGAL REPORTER

PR - June 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 7262-CV-2012**

Bank of America, N.A., Plaintiff vs. Monika A. Widlicki a/k/a Monika A. Widlicki and Hubert O. Widlicki, Defendants

**NOTICE OF SALE OF REAL PROPERTY**

To: **Monika A. Widlicki a/k/a Monika A. Widlicki and Hubert O. Widlicki**, Defendants, whose last known addresses are 1072 Dreher Avenue, Stroudsburg, PA 18360 and 449 Penn Estates, 22 Kensington Drive (Stroud Township), East Stroudsburg, PA 18360. Your house (real estate) at 449 Penn Estates, 22 Kensington Drive (Stroud Township), East Stroudsburg, PA 18360, is scheduled to be sold at the Sheriff's Sale on August 28, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$160,690.71, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 22 Kensington Drive, (Stroud Township), Stroudsburg, PA 18360. PARCEL NUMBER: 17/15D/1/39. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN HUBERT O. WIDLICKI BY DEED FROM HUBERT O. WIDLICKI AND MONIKA A. WIDLICKI, HUSBAND AND WIFE DATED 12/03/2011 RECORDED 12/16/2011 IN DEED BOOK 2395 PAGE 6187. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400

PR - June 13

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 8372-CV-12**

PNC Bank, National Association, Plaintiff vs. **Robert Larsen and United States of America**, Defendants

**NOTICE OF SALE  
OF REAL PROPERTY**

To: **Robert Larsen**, Defendant, whose last known addresses are 4010 Executive Drive, Palm Harbor, FL 34685 and 410 Park Avenue, Mount Pocono, PA 18344

Your house (real estate) at 410 Park Avenue, Mount Pocono, PA 18344, is scheduled to be sold at the Sheriff's Sale on July 31, 2014 (Postponed from May 29, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$388,770.29, obtained by Plaintiff above (the mortgage) 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 BOROUGH OF MOUNT POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 410 Park Avenue, Mount Pocono, PA 18344. PARCEL NUMBER: 10/8/2/11 & 10/8/2/12. IMPROVEMENTS: Residential Property. BEING KNOWN AS: 410 Park Avenue, Mount Pocono, PA 18344. TAX CODE: 10/8/2/11 & 10/8/2/12. PIN NO.: 10635511771476. TITLE TO SAID PREMISES IS VESTED IN Robert Larsen, individually BY DEED FROM Robert Larsen and Denise Larsen, his wife

DATED 06/18/2001 RECORDED 06/29/2001 IN DEED BOOK 2099 PAGE 4235. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400

P - June 6; R - June 13

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
IN RE: ENTRY/WITHDRAWAL OF  
LIMITED APPEARANCE PURSUANT TO  
MONROE COUNTY BAR ASSOCIATION  
PRO BONO PROGRAM  
No. 5 Civil 2014  
ADMINISTRATIVE ORDER**

AND NOW, this 19th day of May 2014, it is hereby ORDERED AND DECREED that:

1. A volunteer attorney who has agreed to represent individuals assigned to him or her by the Pro Bono Program of the Monroe County Bar Association and North Penn Legal Services shall be permitted to withdraw his or her appearance upon certification that he or she has completed all duties and responsibilities incident to the Entry of Limited Appearance filed of record and that such withdrawal will not hinder the progress of the matter before the Court.

2. Each assigned attorney shall enter his or her appearance on a Court approved Praecept for Entry of Limited Appearance to be provided by the program that shall set forth with specificity those duties to be completed.

3. Upon certification that all duties have been completed and the client has been notified, counsel shall be permitted to withdraw his or her appearance by the filing of a Court approved Withdrawal of Limited Appearance to be provided by the program. In matters subject to Pa.R.C.P. 1930.8, counsel shall have the party file his or her Entry of Appearance as a Self-represented Party only after completing and filing this certification. Counsel shall provide the Praecept for Withdrawal of Limited Appearance and the Entry of Appearance as a Self-represented Party to the client.

4. All Withdrawals of Appearance shall state a mailing address, email address and telephone number where the formerly represented party agrees to be reached for future notification purposes.

5. The Office of the Prothonotary shall accept for filing counsel's Withdrawal of Limited Appearance that references this Order and shall note counsel's withdrawal on the docket. This Order shall constitute the authority of the Prothonotary to accept a Withdrawal of Appearance without Court order only in those cases certified by counsel as Pro Bono referrals in his or her initial Entry of Limited Appearance.

6. Limited entries of appearance authorized by this Order shall be permitted only in matters referred by the Pro Bono Program of the Monroe County Bar Association and North Penn Legal Services, and limited to the following areas of law: child custody, landlord and tenant, expungement, mortgage foreclosure diversion, and driver's license appeals. Furthermore, the limited entry of appearance is only authorized for the specific lawyer receiving such referral.

7. Compliance with this Order shall constitute leave of Court to withdraw as required by Pa.R.C.P. 1012(b)(1) and Monroe Co. R.C.P. 1012(2). Where an attorney represents parties pursuant to the Pro Bono Program, the withdrawal of that attorney's appearance in compliance with this Order does not require a Rule to Show Cause. Nothing in this Order will affect how an attorney might otherwise withdraw his or her appearance pursuant to Pa.R.C.P. 1012(b)(2). The Court Administrator will arrange to have this order published on the Monroe County Court of Common Pleas website at [www.monroepacourts.us](http://www.monroepacourts.us) and the Monroe County Bar Association website at [www.monroebar.org](http://www.monroebar.org). Copies shall be kept continuously available for public inspection in the Office of the Monroe County Prothonotary, the Office of the Court Administrator, and the Monroe County Law Library.

## MONROE LEGAL REPORTER

BY THE COURT  
MARGHERITA PATTI WORTHINGTON, P.J.  
R - June 13

**PUBLIC NOTICE  
LEGAL NOTICE OF LAWSUIT  
RAMONA SULLIVAN i/t/d/b/a  
BRIDAL CREATIONS BY CHERESE**

Alfred Angelo, Inc., Plaintiff, has filed a lawsuit against you, Ramona Sullivan i/t/d/b/a Bridal Creations by Cherese in the Court of Common Pleas of Monroe County, Pennsylvania. Your alleged failure to pay your past due balance on your account is the reason that you are the named Defendant. If you do not file a written answer or motion in the Court of Common Pleas of Monroe County, Pennsylvania under Civil Docket Number 7383 CV 2013 within 20 days of this notice, not counting today, then the court may enter a judgment against you for the relief that Plaintiff demands, plus interest and costs of the lawsuit. You also must send a copy of your written answer or motion to the Plaintiff's attorney Demetrios H. Tsarouhis Law Group, LLC, 21 S. 9th Street, Allentown, PA 18102. If you cannot afford an attorney, then you may call the Monroe County Bar Association Lawyer Referral Service at (570) 424-7288. If you are not eligible for free legal assistance, then you may obtain a referral to an attorney by calling the Monroe County Bar Association Lawyer Referral Service at (570) 424-7288.  
PR - June 13, 2014

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 3405-CV-2012  
Notice of Action in  
Mortgage Foreclosure**

Bank of America, N.A., Plaintiff v. Lourmel F. Cayo and Jocelyn C. Cayo, Defendants

TO: **Lourmel F. Cayo and Jocelyn C. Cayo**  
Premises subject to foreclosure: 89 M Quail Road, Kunkletown, Pennsylvania 18058

**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.

**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 Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

PR - June 13

**PUBLIC NOTICE  
NAME CHANGE**

AND NOW, this 5th day of May 2014, it is hereby ORDERED that the hearing on the Petition for Change of Name of **Isaiah Moise Hallett**, the minor child, is hereby CONTINUED to the **7th day of July 2014 at 9:15 a.m.** in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 18360 in order to accomplish service and publication.  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF**

**COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 2682-CV-2014**

BANK OF AMERICA, N.A.,  
Plaintiff

vs.  
JOHN WENDLAND, in his capacity as Heir of  
THOMAS WENDLAND, Deceased  
DANIEL WENDLAND, in his capacity as Heir of  
THOMAS WENDLAND, Deceased

EILEEN WENDLAND a/k/a EILEEN SCALERA, in her  
capacity as Heir of THOMAS WENDLAND, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST FROM OR  
UNDER THOMAS WENDLAND, DECEASED  
Defendants

**NOTICE**

**To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER THOMAS WENDLAND, DECEASED**

You are hereby notified that on April 8, 2014, Plaintiff, BANK OF AMERICA, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2682-CV-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1623 SETZER ROAD, STROUDSBURG, PA 18360-8433 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - June 13

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 893-CV-2014**

WELLS FARGO BANK, N.A., Plaintiff

vs.  
CHERYL B. CIONI, in her capacity as Hair of  
ROSEMARY W. BETTS A/K/A ROSEMARY BETTS,  
Deceased

## MONROE LEGAL REPORTER

DONNA ZAPACH, in her capacity as Heir of ROSEMARY W. BETTS A/K/A ROSEMARY BETTS, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSEMARY W. BETTS, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM CURTIS BETTS, DECEASED  
Defendants

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSEMARY W. BETTS, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM CURTIS BETTS, DECEASED**

You are hereby notified that on February 7, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 893-CV-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 151 LAUREL LANE, A/K/A 2147 LAUREL LN, BUCK HILL FALLS, PA 18323 whereupon your property would be sold by the Sheriff of MONROE County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

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

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

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

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

PR - June 13

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 12360-CV-2010

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-6

vs.

JAMES VACCOLA

### NOTICE TO: JAMES VACCOLA NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 384 SULLIVAN TRAIL, a/k/a HC 62 BOX 111G SULLIVAN TRAIL, LONG POND, PA 18334

Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 19/3/1/3-1

TAX PIN: 19634401182664

Improvements consist of residential property.

Sold as the property of JAMES VACCOLA

Your house (real estate) at 384 SULLIVAN TRAIL, a/k/a HC 62 BOX 111G SULLIVAN TRAIL, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$114,900.96 obtained by, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-6 (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 2012-01677

WELLS FARGO BANK, N.A.

vs.

CARL O. PARKER and ANGELITA U. PARKER

NOTICE TO: **CARL O. PARKER and ANGELITA U. PARKER**

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

Being Premises: 123 FERN ROAD A/K/A 3630 FERN LANE, CRESCO, PA 18326

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

TAX CODE: 11/5A/4/4

TAX PIN: 11637603319919

Improvements consist of residential property.

Sold as the property of CARL O. PARKER and ANGELITA U. PARKER

Your house (real estate) at 123 FERN ROAD A/K/A 3630 FERN LANE, CRESCO, PA 18326 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$108,094.31 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 2762-CV-2009

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

vs.

CARLSON THOMPSON

NOTICE TO: **CARLSON THOMPSON**

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

Being Premises: 6341 VENTNOR DRIVE, TOBYHANNA, PA 18466-3242

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

TAX CODE: 03/8C/1/398

TAX PIN: 03635814338877

Improvements consist of residential property.

Sold as the property of CARLSON THOMPSON

Your house (real estate) at 6341 VENTNOR DRIVE, TOBYHANNA, PA 18466-3242 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$102,002.47 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

# MONROE LEGAL REPORTER

PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 3116-CV-2010**

WELLS FARGO BANK, N.A.

vs.

CHARLES D. ALLES and TARA K. ALLES  
NOTICE TO: **CHARLES D. ALLES and TARA K. ALLES**

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

Being Premises: 421 LEANDER ROAD A/K/A 7 LEANDER, ROAD A/K/A 104-07 LEANDER ROAD, EAST STROUDSBURG, PA 18302

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

PARCEL 1 TAX CODE: 9/14A/2-4/1 TAX PIN: 09731502861286

PARCEL 2 TAX CODE: 9/14A/2-4/3 TAX PIN: 09731502862241

PARCEL 3 TAX CODE: 9/14A/2-4/7 TAX PIN: 09731502862196

PARCEL 4 TAX CODE: 9/14A/2-4/9 TAX PIN: 09731502863160

PARCEL 5 TAX CODE: 9/14A/2-4/14 TAX PIN: 09731502854919

PARCEL 6 TAX CODE: 09/94757 TAX PIN: 09731502864115

Improvements consist of residential property.

Sold as the property of CHARLES D. ALLES and TARA K. ALLES

Your house (real estate) at 421 LEANDER ROAD A/K/A 7 LEANDER, ROAD A/K/A 104-07 LEANDER ROAD, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$165,512.45 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 3862-CV-12**

COLONIAL SAVINGS, F.A.

vs.

LAURA CRAIG and MARK HAMMOND  
NOTICE TO: **LAURA CRAIG and MARK HAMMOND**

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

Being Premises: 236 SUMMIT DRIVE, A/K/A 305 SUMMIT DRIVE, BUCK HILL FALLS, PA 18323

Being in BARRETT TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 01/20/2/56 TAX PIN: 01638803220259

Improvements consist of residential property.

Sold as the property of LAURA CRAIG and MARK HAMMOND

Your house (real estate) at 236 SUMMIT DRIVE, BUCK HILL FALLS, PA 18323 is scheduled to be sold at the Sheriff's Sale on 08/28/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$158,987.80 obtained by, COLONIAL SAVINGS, F.A. (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT**

**OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 3877-CV-2011**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2004-R10

vs.

CARLSON THOMPSON

NOTICE TO: **SONDRA L. HEROLD**

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

Being Premises: 17 SHENKEL ROAD, EFFORT, PA 18330

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

TAX CODE: 02/14D/1/2

TAX PIN: 02633002859098

Improvements consist of residential property.

Sold as the property of SONDRA L. HEROLD

Your house (real estate) at 17 SHENKEL ROAD, EFFORT, PA 18330 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$226,278.30 obtained by, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2004-R10 (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5065-CV-2009**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA 2006-12

vs.

JULIO E. QUISPE

NOTICE TO: **JULIO E. QUISPE**

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

Being Premises: 2048 ARLINGTON AVENUE, A/K/A 5064 TANITE ROAD, STROUDSBURG, PA 18360

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 17/12/6/22-2 TAX PIN: 17639012852008

Improvements consist of residential property.

Sold as the property of JULIO E. QUISPE

Your house (real estate) at 2048 ARLINGTON AVENUE, A/K/A 5064 TANITE ROAD, STROUDSBURG, PA 18360 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$295,728.73 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA 2006-12 (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5916-CV-2012**

PHH MORTGAGE CORPORATION

vs.

ELVIRA M. KISS

NOTICE TO: **ELVIRA M. KISS**

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

Being Premises: 4705 NORWOOD LANE, TOBY-

## MONROE LEGAL REPORTER

HANNA, PA 18466-3083  
Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 03/8B/2/302  
TAX PIN: 03635816727790  
Improvements consist of residential property.  
Sold as the property of ELVIRA M. KISS  
Your house (real estate) at 4705 NORWOOD LANE, TOBYHANNA, PA 18466-3083 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$85,988.55 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 6450-CV-13**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
vs.  
DANA GRUENFELDER and JOANNE MOORE  
NOTICE TO: **DANA GRUENFELDER and JOANNE MOORE**

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

Being Premises: 66 KNOLL ACRES, A/K/A 3 AUBURN WAY, EAST STROUDSBURG, PA 18302  
Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 09/9773 TAX PIN: 09731400198002  
Improvements consist of residential property.  
Sold as the property of DANA GRUENFELDER and JOANNE MOORE  
Your house (real estate) at 66 KNOLL ACRES, A/K/A 3 AUBURN WAY, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 01/29/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$213,159.11 obtained by, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP (the mortgagee), against the above

premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 6526 CV 2012**

WELLS FARGO BANK, N.A.  
vs.  
KAZIMIERA ROZANSKA and JERZY KORYTKOWSKI  
NOTICE TO: **KAZIMIERA ROZANSKA and JERZY KORYTKOWSKI**

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

Being Premises: 371 WOBBLY BARN ROAD, A/K/A 2809 WOBBLY BARN ROAD, EAST STROUDSBURG, PA 18301  
Being in PRICE TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 14/8B/1/10 TAX PIN: 14639503241913  
Improvements consist of residential property.  
Sold as the property of KAZIMIERA ROZANSKA and JERZY KORYTKOWSKI  
Your house (real estate) at 371 WOBBLY BARN ROAD, A/K/A 2809 WOBBLY BARN ROAD, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the

MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$161,852.39 obtained by, WELLS FARGO, N.A. (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 7490-CV-12**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
vs.  
TROY NONNEMACHER  
NOTICE TO: **TROY NONNEMACHER**  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 1163 CHIPPERFIELD DRIVE, STROUDSBURG, PA 18360-1109  
Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 17/13/1/16  
TAX PIN # 17639104816705  
Improvements consist of residential property.  
Sold as the property of TROY NONNEMACHER  
Your house (real estate) at 1163 CHIPPERFIELD DRIVE, STROUDSBURG, PA 18360-1109 is scheduled to be sold at the Sheriff's Sale on 08/28/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$156,662.86 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 7490-CV-12**

WELLS FARGO BANK, N.A.  
vs.  
EDEL PRITCHARD  
NOTICE TO: **EDEL PRITCHARD**  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 2126 ESTATES DRIVE, BLAKESLEE, PA 18610-2052  
Being in TUNKHANNOCK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 20/8A/2/42  
TAX PIN: 20632102767694  
Improvements consist of residential property.  
Sold as the property of EDEL PRITCHARD  
Your house (real estate) at 2126 ESTATES DRIVE, BLAKESLEE, PA 18610-2052 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$152,415.23 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 8141-CV-2012**

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

## MONROE LEGAL REPORTER

CARMEN ROSADO  
NOTICE TO: **CARMEN ROSADO**  
**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**

Being Premises: 35 MEADOW LAKE DRIVE, EAST STROUDSBURG, PA 18302-8303  
Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 09/7/22-13 TAX PIN: 09733301384701  
Improvements consist of residential property.  
Sold as the property of CARMEN ROSADO  
Your house (real estate) at 35 MEADOW LAKE DRIVE, EAST STROUDSBURG, PA 18302-8303 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$279,750.86 obtained by, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 13

**PUBLIC NOTICE**  
**NOTICE OF SHERIFF'S SALE**  
**IN THE COURT**  
**OF COMMON PLEAS**  
**OF MONROE COUNTY,**  
**PENNSYLVANIA**  
**NO. 9729-CV-10**

PBH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A CENTURY 21 MORTGAGE  
vs.  
CHRISTOPHER D. GONZALES  
NOTICE TO: **CHRISTOPHER D. GONZALES**

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**  
Being Premises: 1680 MOONBEAM TERRACE A/K/A, 1680 MIDWOOD TERRACE A/K/A 693K MIDWOOD TERRACE, TOBYHANNA, PA 18466  
Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 03/9F/1/339 TAX PIN: 03636913131351  
Improvements consist of residential property.  
Sold as the property of CHRISTOPHER D. GONZALES  
Your house (real estate) at 1680 MOONBEAM TERRACE A/K/A, 1680 MIDWOOD TERRACE A/K/A 693K MIDWOOD TERRACE, TOBYHANNA, PA 18466, is scheduled to be sold at the Sheriff's Sale on 08/28/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$143,937.94 obtained by, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A CENTURY 21 MORTGAGE (the mortgagee), against the above premises  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - June 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 7619 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, JUNE 26, 2014**  
**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
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. 127, 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 Nelson J. Porto and Norma R. Porto, h/w, by deed dated February 18, 1999 and recorded on February 24, 1999 in Record Book Volume 2060at page 2651 granted and conveyed unto Jimmy Porto.

BEING PART OF PARCEL NO. 16/3/3/3-1-127 and PIN NO. 16733101096973B127

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7633 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, JUNE 26, 2014**  
**AT 10:00 A.M.**

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

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. 120, 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 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, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc. dated November 14, 1991, by deed dated March 27, 1998 and recorded on September 3, 1998 in Record Book Volume 2053 at Page 0065 granted and conveyed unto Charlie B. Reed and Mary L. Reed, his wife.

BEING PART OF PARCEL NO. 16/3/3/3-1-120 and PIN NO. 16733101094837B120

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**CHARLIE B. REED**  
**MARY L. REED**

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7969 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 44 in that certain piece of parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 130, 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, Trustee, by deed dated December 7, 1979 and recorded on January 10, 1980 in Record Book Volume 999 at Page 208 granted and conveyed unto Jeanette Nothoff.

BEING PART OF PARCEL NO. 16/3/3/1-130 and PIN NO. 16732102998544B130

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

**JEANETTE NOTHOFF**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8072 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 11 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. 70C, 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 Anthony V. Perretti, by deed dated August 19, 2002 and recorded on September 9, 2002 in Record Book Volume 2130 at Page 9520 granted and conveyed unto Stephanie Perretti.

BEING PART OF PARCEL NO. 16/3/3/1-70C and PIN No. 16732102984985B70C

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

**STEPHANIE PERRETTI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8078 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 46 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. 115, 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 Alan Lee Shaub and Brian Richard Shaub, Executors of the Estate of Richard H. Shaub, by deed dated April 20, 1998 and recorded on May 5, 1998 in Record Book Volume

## MONROE LEGAL REPORTER

2047 at page 8832 granted and conveyed unto Brian Richard Shaub.  
BEING PART OF PARCEL NO. 16/3/3/3-1-115 and PIN NO. 16733101092893B115

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

**BRIAN RICHARD SHAUB**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8239 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, JUNE 26, 2014**

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

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

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 messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 124, 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 February 22, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at page 5895 granted and conveyed unto Karen Skinner and Gerard Bernard Juste. BEING PART OF PARCEL NO. 16/3/3/3-1-124 and PIN No. 16733101095920B124

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

**KAREN SKINNER  
GERARD BERNARD JUSTE**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10276 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, JUNE 26, 2014**

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

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

By Virtue of a Writ of Execution No. 10276-CV-2012 QNB Bank

Vs  
Lester L. Tucker and Marian I. Tucker, husband and wife

Owner(s) of the property situate in the Stroud Township, Monroe County, Pennsylvania being 19-31 Myrtle Street, Stroudsburg, PA, with a mailing address and aka 17 Myrtle Street, Units 19-31, Stroudsburg, PA, Pennsylvania, Tax Code 17/12/3/61 and 17/12/3/62; PIN 17-6390-08-87-7755 and 17-6390-98-87-7658

Improvements therein: Improvements Thereon: 17/12/3/61 - .08 acre vacant lot 17-12-3-62 - .30 acre 2 structures 1 story multi-family house and a 2 story multi-family house

JUDGMENT AMOUNT: \$400,835.44

Attorney for Plaintiff:

Denise L. Wester, Esquire  
Wester Law Offices  
The Fullerton Building  
881 Third Street, Suite B-3  
Whitehall, PA 18052

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

**LESTER L. TUCKER**

**AND**

**MARIAN I. TUCKER**

**HUSBAND AND WIFE**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DENISE L. WESTER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7869 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, JUNE 26, 2014**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of**



## MONROE LEGAL REPORTER

**Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 90, 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 23, 2000 and recorded on March 13, 2000 in Record Book Volume 2076 at page 1707 granted and conveyed unto Hector M. Martinez and Andrea L. Martinez. Being part of Parcel No. 16/3/3/3-1-90 and Pin No. 16732102997599B90

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

**HECTOR M. MARTINEZ AND ANDREA L. 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  
JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7907 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 22 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. 88, 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 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 Mary L. Priore, by deed dated October 26, 2005 and recorded on October 31, 2005 in Record Book Volume 2246 at Page 456 granted and conveyed unto Francis B. Priore, Sr. and Judieth A. Priore. Being Part of Parcel No. 16/3/3/3-1-88 and Pin No. 16732102997621B88

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

**FRANCIS B. PRIORE SR. AND JUDIETH A. PRIORE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8069 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 120, 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 Robert W. Brenneman and Maryann E. Brenneman, by deed dated February 7, 2008 and recorded on April 4, 2008 in Record Book Volume 2330 at page 7179 granted and conveyed unto Stephanie Leisure Time, LLC. Being part of Parcel No. 16/3/3/3-1-120 and Pin No. 16733101094837B120

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

**STEPHANIE LEISURE TIME 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

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10508 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 106 Valhalla Heights, as shown on Plotting marked 'Valhalla Heights, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., dated July 19, 1968' and recorded in Monroe County, Pennsylvania in Plot Book No. 11, Page 161.

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

TITLE TO SAID PREMISES VESTED IN George T. Odom, an unmarried man, by Deed from Universal Development Corporation, a Pennsylvania Corporation, dated 02/20/2002, recorded 10/25/2004 in Book 2205, Page 7198.

TAX CODE: 16/11B/1/48  
TAX PIN: 16731201077624

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

**GEORGE T. ODOM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10581 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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 7247, Section K of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 16, page 113.

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 Land Tycoon, Inc., from Teodulo Ramirez and Lisette Paiz-Ramirez, by Tax Claim Deed, recorded 11/29/2012 in Book 2411 page 8055.

TAX CODE: 037F/2/47

TAX PIN: 03634704831105

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

**LISSETTE PAIZ-RAMIREZ**

**TEODULO RAMIREZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10666 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 351 SECTION G, AS SHOWN ON MAP OF A POCONO COUNTRY PLACE, INC., ON FILE IN THE RECORDER'S OFFICE IN STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK NO. 19, PAGES 11, 17 AND 19.

BEING THE SAME PREMISES WHICH COST CONTROL MARKETING AND MANAGEMENT, INC., BY ITS DEED AUGUST 17, 1985, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONROE, AT

## MONROE LEGAL REPORTER

STROUDSBURG, PENNSYLVANIA, IN RECORD BOOK VOLUME 1461, PAGE 50, GRANTED AND CONVEYED UNTO EDWARD L. DEMARAIS AND LORRAINE F. DEMARAIS, HIS WIFE, IN FEE. THE SAID EDWARD L. DEMARAIS DEPARTED THIS LIFE ON FEBRUARY 4, 2000 THEREBY VESTING TITLE IN LORRAINE F. DEMARAIS AS SURVIVING TENANT BY THE ENTIRETIES.

TOGETHER WITH THE RIGHTS AND UNDER AND SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN ABOVE RECITED DEED.

BEING KNOWN AND NUMBERED AS G 351 HILL-CREST, TOBYHANNA, PA, 18466.

BEING THE SAME PREMISES WHICH LORAINNE F. DEMARIAS, WIDOW BY DEED DATED DECEMBER 4, 2001 AND RECORDED DECEMBER 5, 2001 IN AND FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2110, PAGE 599, GRANTED AND CONVEYED UNTO MANUEL PERIERA.

TAX CODE: 3/8D/1/402  
PIN NO: 0363581027059

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

**MANUEL PERIERA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

JAIME R. ACKERMAN,  
Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 1195 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 351, Section No. F, as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, at Plot Book No. 19 and Pages 11, 13 and 15.

BEING THE SAME PREMISES which Stranton Chloros, by deed dated 10/22/2007 and recorded 11/05/2007 in Book 2320 page 3395 conveyed to Sandra Russell.

Pin #: 03-6358-14-43-1501

Tax Code #: 3/8C/1/449

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

**SANDRA RUSSELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

ALYK L. OFLAZIAN,  
Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 12093 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 373, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 21, 23 and 25.

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

TITLE TO SAID PREMISES VESTED IN Wiselaw Romaniuk, by Deed from Kazimierz Kotlewski and Alicja Kotlewska, h/w, dated 05/26/2006, recorded 06/05/2006 in Book 2269, Page 9360.

TAX CODE: 03/8E/1/256

TAX PIN: 03634812963599

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

**WIESLAW ROMANIUK A/K/A**

**W. ROMANIUK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 12276 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of**

## MONROE LEGAL REPORTER

**Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 47, as shown on Plotting of Wilderness Acres, recorded in Monroe County Plot Book 20, page 17.  
PARCEL NO. 09/14E/1/46  
PIN 09731504811977

Title to said premises is vested in Shridat Prasad and Sitawatie Prasad by deed from SHRIDAT PRASAD, SITAWATIE PRASAD AND DEOWLALL SUKHAJ dated February 15, 2006 and recorded March 2, 2006 in Deed Book 2259, Page 5610.

Being Known as: 114 Wilderness Acres, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

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

**SHRIDAT PRASAD  
SITAWATIE PRASAD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTINE L. GRAHAM,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1309 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 32, Section A, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor," recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 13 at Page 3.

BEING the same premises which Philip Ruiz and Lillian Ruiz, husband and wife by Deed dated April 24, 2007 and recorded June 12, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2307 Page 8165, granted and conveyed unto Philip Ruiz, as sole owner.

TAX ID: 12/3A/1/38  
PIN: 12638201289965

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

**PHILIP RUIZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

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 1528 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot #767, located on Mountain Laurel Drive 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.

TITLE TO SAID PREMISES IS VESTED IN Thomas S. Sinner and Diane M. Sinner, by Deed from The Mountain Lake Reserve, L.P., a Pennsylvania limited partnership by its General partner the Mountain Lake Reserve, LLC, dated 05/21/2004, recorded 05/27/2004 in Book 2191, Page 4922.

Tax Code #: 17/96269  
PIN #: 17730304620031

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

**THOMAS S. SINNER  
DIANE M. SINNER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1683 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, JUNE 26, 2014**

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

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

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

## MONROE LEGAL REPORTER

BEGINNING at a iron pin on the southwesterly line of Pohopoco Drive, a common corner of Lot No. 55 and Lot No. 56 as shown on a plan title 'Subdivision of Lot No. 56, Countryside, Section Two', dated September 10, 1979, and recorded October 12, 1979, in Plot Book Volume 41, page 87;

THENCE by said Lot No. 55 South 43 degrees 45 minutes 00 seconds West 313.74 feet to an iron pin; THENCE by Lot No. 56-A North 17 degrees 59 minutes 15 seconds West 234.03 feet to an iron pin on the southerly line of Switzgabel Drive;

THENCE along said southerly line of Switzgabel Drive on a curve to the left having a radius of 470.80 feet for an arc length of 185.14 feet (chord bearing and distance being North 60 degrees 44 minutes 48 seconds East 183.95 feet) to a point of reverse curvature;

THENCE along the intersection of said southerly line of Switzgabel Drive with the aforementioned southwesterly line of Pohopoco Drive on a curve to the right having a radius of 30.00 feet for an arc length of 44.12 feet (chord bearing and distance being South 88 degrees 23 minutes 05 seconds East 40.25 feet) to a point of tangency;

THENCE along said southwesterly line of Pohopoco Drive South 46 degrees 15 minutes 00 seconds East 122.50 feet to the place of BEGINNING.

CONTAINING 1.051 acres of land.

BEING lot No. 56 as shown on the above recited plan. UNDER AND SUBJECT to conditions, restrictions and easements as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Margalie Severe, an individual, by Deed from Beneficial Consumer Discount Company, dba Beneficial Consumer Mortgage Company of Pennsylvania, dated 07/16/2001, recorded 08/09/2001 in Book 2102, Page 2102.

TAX CODE: 02/9A/2/39

TAX PIN: 02624802794329

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

**MARGALIE SEVERE**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1742 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN condominium unit situate in **Mount Pocono Borough**, County of Monroe, and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 PA C.S. S3101 ET SEQ.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this condo-

minium, dated June 29, 1987 and recorded October 15, 1987 in Monroe County Record Book Volume No. 1583 at Page No. 913 more particularly described as Unit #C-121 in said Declaration aforesaid, and which unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in and undivided 1.9230 percent interest in the Common elements of this condominium.

BEING the same premises which Thomas M. Braddish, a married man by Deed dated January 5, 2007 and recorded January 9, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2293 Page 1293, granted and conveyed unto Mehran Zamani, a married man.

TAX ID: 10/6/1/16-21

PIN: 10635620705850

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

**MEHRAN ZAMANI**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1807 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, JUNE 26, 2014**

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

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

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 613 in Section F as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman Jr., Civil Eengineer and Surveyor, dated February 18, 1965 and recorded May 19, 1995 at the Recorder of Deeds for Monroe County in Map Book 9, Page 199.

Being Lot No. 613, Section F, as shown on Plotting of Indian Mountain Lake Development Corp., mady by Leo A. Achterman, Jr. dated February 18, 1965.

TITLE TO SAID PREMISES VESTED IN Barry Eugene Oliver, by Deed from Mitchell Ross, dated 07/23/2004, recorded 08/10/2004 in Book 2198, page 9253.

TAX CODE: 20/8G/1/107

TAX PIN: 20-6321-14-23-874

Premises being: **613 AZALEA DRIVE, A/K/A 154 AZALEA DRIVE, ALBRIGHTSVILLE, PA 18210**

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

**BARRY EUGENE OLIVER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

with 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2000 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN condominium unit situate, lying and being in the **Borough of Mount Pocono**, County of Monroe, and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging, subject to the provisions of the Pennsylvania Condominium Act (68 PA C.S. S3101 et seq.) the amendments and supplements thereto, and the provisions of that certain declaration of Oak View Terrace Condominium, recorded on May 9, 1994 in Record Book Volume No. 1951 at page 692, and as amended in the First Amendment to the Declaration Dated 10/10/94 and recorded 10/17/94 in Monroe County, more particularly described as Unit 33E in the Declaration aforesaid, and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 2.0833 percent in the Common Elements of this Condominium. UNDER AND SUBJECT to conditions, covenants, declarations, reservations, restrictions, exceptions, etc. as cited in the Record Chain of Title.

BEING the same premises which Tore Properties LLC, a Pennsylvania limited liability company by Deed dated December 22, 2006 and recorded December 28, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2292 Page 1184, granted and conveyed unto Mehran Zamani.

TAX ID: 10/113138/33E  
PIN: 10635511576197E

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2456 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot 36, Block A, as shown on Plan of Pocono Haven Corp., as recorded in the Office of the Recorder of Deeds, in and for Monroe County, in Plot Book 13 at Page 3.

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

TITLE TO SAID PREMISES VESTED IN James T. Paranzino and Leidy R. Paranzino, h/w, tenants by the entireties and John A. Paranzino, a single person, all as joint tenants with the right of survivorship, by Deed from James T. Paranzino and Leidy R. Paranzino, h/w, dated 05/12/2008, recorded 05/13/2008 in Book 2333, Page 3976.

TAX CODE: 12/3A/1/42

TAX PIN: 12638201299209

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

**LEIDY R. PARANZINO  
JOHN A. PARANZINO  
JAMES T. PARANZINO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2469 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the **Township of Polk**, County of Monroe and State of Pennsylvania, more particularly described as Lot No. 31, Section II, as shown on a map known as Pocono Pleasant Valley Lake Estates, Section 2, as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA and recorded in the Office of the Recording of Deeds in and for the County of Monroe in Map book Volume 20, Page 83,

## MONROE LEGAL REPORTER

on September 12, 1973.

BEING THE SAME PREMISES which Howard E. Johnson and Catherine Johnson, husband and wife, by deed dated 04/05/2007 and recorded 04/11/2007 in Book 2302 Page 358 conveyed to Debbie Snyder.  
Pin #: 13-6310-04-50-4245  
Tax Code #: 13/10C/1/44

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

**DEBBIE D. SNYDER  
MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 306 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: Lot 2, Block A01910, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Nineteen, 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 27 on January 17, 1975.

TITLE TO SAID PREMISES VESTED IN Darryl Williams and Elizabeth Rager, h/w, by Deed from Brian Sawyer and Susan Sawyer, h/w, dated 06/16/2006, recorded 06/30/2006 in Book 2272, page 8767.  
TAX CODE: 03/19C/1/62  
TAX PIN: 035630709153492

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

**ELIZABETH RAGER  
DARRYL WILLIAMS**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
Esquire

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

PR - May 30; June 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 3379 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Pocono**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 9, as shown on a Plan of "Gramercy Park West", revised Final Subdivision Plan as prepared by Achterman Associates, dated October 6, 1981 and recorded November 15, 1982 in Map Book Volume 50, Page 99, in the Office for the Recording of Deeds, Monroe County, Pennsylvania.

Being the same premises which Robert J. Reynolds and Jeannie M. Reynolds, Husband and Wife, by Deed dated February 20th, 2008 and recorded March 10, 2008, in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania, in Book 2328, page 8403, granted and conveyed unto William Reynolds, Married Man, and Robert J. Reynolds and Jeannie M. Reynolds, Husband and Wife.  
Parcel # 12/4B/1/11  
Pin # 12638404520597

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

**WILLIAM REYNOLDS  
ROBERT J. REYNOLDS  
JEANNIE M. REYNOLDS**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4079 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

## MONROE LEGAL REPORTER

BEGINNING at a post in the northwesterly line of a street known as Park Street, as shown on a map marked "Borough Part Addition to East Stroudsburg" made by Westbrook and Voss, Surveyors, 1915, filed in the Recorder's Office at Stroudsburg, PA, in and for the said County of Monroe, in Map Book 1, page 174, etc., said post being forty feet northwest from the intersection of Roller Street with said Park Street, and being also a corner of other lands of the party of the first part, Lot No. 61 as shown on said map; thence by said lot, South sixty-two degrees and forty-five minutes West one hundred twenty feet to a post; thence by Lot No. 56, as shown on said map, North twenty-seven degrees and fifteen minutes West forty feet to a post; thence by Lot. No. 63, as shown on said map, North sixty-two degrees and forty-five minutes East one hundred and twenty feet to a post on the Northwesterly side of said Park Street; thence along the Northwesterly side of said street; South twenty-seven degrees fifteen minutes East forty feet to the place of BEGINNING. Being Lot No. 62, Section C, as shown on said map.

BEING THE SAME PREMISES WHICH Cecil J. Buchanan and Lela N. Buchanan, by Deed dated June 30, 2003 and recorded July 2, 2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2158, Page 6674, granted and conveyed unto BRIAN J. RUDDY.  
IMPROVEMENTS: Residential property.  
TAX CODE NO. 05-5/2/11/2-1  
PIN # 05730115644514

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRIAN J. RUDDY

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD J. NALBANDIAN,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4323 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, PARCEL, OR PIECE OF GROUND SITUATED IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA.

BEING LOT NO. 181, SECTION G, AS SHOWN ON A MAP A POCONO COUNTRY PLACE ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS AT STROUDSBURG, PENNSYLVANIA IN PLAT BOOK 19 AT PAGE 11, 17 AND 19.

TOGETHER WITH ALL RESERVATIONS, EXCEPTIONS, EASEMENTS, COVENANTS AND RESTRICTIONS WHICH MAY BE FOUND IN THE CHAIN OF TITLE.

CONTAINING 1.347 Acres, more or less.  
PARCEL NO. 3/8D/1/481 PIN NO. 03-6358-10-36-

6952  
BEING KNOWN AS 181 COUNTRY PLACE DRIVE SOUTH, TOBYHANNA, PA 18466.  
BEING THE SAME PREMISES WHICH STEVEN YANKOWSKI AND JENNIFER YANKOWSKI, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO AUGUSTO C. SANDINO, BY DEED DATED AUGUST 9, 2007 AND RECORDED ON AUGUST 22, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA IN BOOK 2314, PAGE 3643 AS INSTRUMENT NO. 2007732129.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AUGUSTO C. SANDINO

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CRAIG OPPENHEIMER,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 521 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Coolbaugh Township**, County of Monroe and Commonwealth of Pennsylvania, being Lot 2, Block 2010, Section 20, Arrowhead lake (Arrowhead North), as show 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 25, Page 29.

BEING the same premises which Alaska Seaboard Partners Limited Partnership, by deed dated the 23rd day of April, 1998, and recorded 04/29/1998, in and for the Office of the Recorder of Deeds, for Monroe County, Pennsylvania, in Deed Book Volume 2047, page 5826, did grant and convey unto Francesco Scoppetta, in fee.

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

BEING THE SAME PREMISES which Francesco Scoppeta, by deed dated 01/02/2007 and recorded 01/03/2007 in Book 2292 Page 5251 conveyed to Francesco Scoppetta and Filomena Scoppeta.

Pin #: 03630710352721

Tax Code #: 03/19C/1/332

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

FRANCESCO SCOPETTA  
MORTGAGOR(S) AND RECORD OWNER(S)  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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



## MONROE LEGAL REPORTER

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5510 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania being Lot No. 22 as shown on a map entitled Final Plan Astolat Estates, recorded in Plot Book Volume 67, page 83, bounded and described as follows, to wit:

BEGINNING at an iron in the westerly side of a cul-de-sac, being a corner of Lot No. 23, Astolat Estates, thence along the westerly side of Suburban Lane and the westerly side of a cul-de-sac at the southerly end of Suburban Lane the following three courses and distances: (1) South 00 degrees 14 minutes 51 seconds East (Magnetic Meridian) for 69.01 feet to an iron; (2) on a curve to the right having a radius of 40.00 feet and an arc length of 34.53 feet to an iron; (3) on a curve to the left having a radius of 60.00 feet and an arc length of 86.65 feet to an iron, a corner of Lot No. 21, Astolat Estates; thence along Lot No. 21, South 56 degrees 27 minutes 54 seconds West for 263.17 feet to an iron in line of Lot No. 29, Astolat Estates, thence along Lot No. 28, 28 and 27, Astolat Estates North 01 degrees 16 minutes 47 seconds West for 322.42 feet to an iron, a corner of Lot No. 23, Astolat Estates, thence along Lot No. 23, North 89 degrees 45 minutes 09 seconds East for 250.96 feet to the place of BEGINNING.

CONTAINING 1.347 Acres, more or less.  
BEING the same premises which Sally Pizarro, unmarried by Deed dated November 12, 2004 and recorded December 9, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2210 page 2696, granted and conveyed unto Caridad Salvent  
TAX ID: 2/89632  
PIN: 02623900306937

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5872 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, know as Lot 530, as shown on a plan of lots of 'Lands of Isaac Miller' as recorded in the Office of the Recorder of Deeds in Plot Book Volume 10, Page 93.

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

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

TITLE TO SAID PREMISES VESTED IN Delaney W. Zanes, by Deed from Delaney W. Zanes and Diane M. Gladish Zanes, dated 06/21/2010, recorded 06/28/2010 in Book 2372, Page 6030.

TAX CODE: 19/2/2/51

TAX PIN: 19635403021511

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

**DELANEY W. ZANES**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6002 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

All the following lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 33, Section 3 as shown on "Plotting of Sierra View", Tunkhannock Township Monroe County, Pennsylvania, made by VEP & Associate and recorded in Monroe County, Pennsylvania, in Plot Book No. 32, page 69.

Having erected thereon a dwelling known as 1575 Allegheny Drive, Blakeslee, Pennsylvania 18610.

## MONROE LEGAL REPORTER

PIN No: 20/3B/1/25. Parcel: 20-6331-01-07-6382  
Being the same premises which Donald G. Kishbaugh and Martha Ann Kishbaugh by deed dated 1/11/02 and record 1/14/02 in the Recorder of Deeds Office of Monroe County, Pennsylvania in Instrument No. 200201732, granted and conveyed unto Jeffrey J. Pase and Mary A. Pase.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEFFREY J. PASE AND MARY A. PASE

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 603 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 6, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, Page 69.

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

TITLE TO SAID PREMISES VESTED IN Wendy G. Ruth, by Deed from Mitchell Scott Vallone and Donna Vallone, his wife, dated 07/01/2002, recorded 07/11/2002 in Book 2126, page 2881.

TAX CODE: 17/15A/1/113  
TAX PIN: 17639201383852

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WENDY G. RUTH

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6178 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL the following lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2, Section E, as shown on 'Plotting of Laurel View Village, Inc.' Coolbaugh Township, Monroe County, Pennsylvania, made by and recorded in Monroe County, Pennsylvania, Plot Book No. 14, Page 119.

TITLE TO SAID PREMISES VESTED IN Linda A. Schweiger, unmarried, by Deed from James P. Holyoke and Hannah W. Holyoke, trustees of the Holyoke Family Trust dated March 31, 2000, dated 10/14/2003, recorded 10/15/2003 in Book 2170, page 6492.

TAX CODE: 03/8A/1/181  
TAX PIN: 03635701468350

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA A. SCHWEIGER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 621 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania; BEING Lot No. 3 as shown on Plan of Lots entitled 'Map of Lot Layout, Lands of Guy Holly, Middle Smithfield Township, Monroe County, Pennsylvania, Hickory Hill, Harry F. Schoenagel, Registered Surveyor, dated September 1, 1971,' and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot book Vol. 16, page 21.

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

## MONROE LEGAL REPORTER

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

TITLE TO SAID PREMISES VESTED IN Ross Seclow, by Deed from Patricia J. Monks, dated 10/15/2009, recorded 11/25/2009 in Book 2363, Page 2315.

TAX CODE: 09/13A/2/4  
TAX PIN: 09732603135508

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

**ROSS B. SECLOW  
A/K/A ROSS SECLOW**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8314 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situated in **Middle Smithfield Township**, Monroe County, Pennsylvania, being lot or lots No. 2205, Section No. 29 as is more particularly set forth on the Plot Map or Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 46, Page 79.

UNDER AND SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements as set forth more fully in Deed Book vol. 1173, Page 295.

UNDER and SUBJECT to restrictions and conditions as now appear of record.

PARCEL NO. 09/5A/3/40  
PIN 09734503242736

Title to said premises is vested in Kenneth Schubach and Diane Schubach, husband and wife, by deed from DIANE STOLFI, A/K/A DIANE SCHUBACH, JONED BY KENNETH SCHUBACH, HER HUSBAND, dated June 12, 2005 and recorded July 1, 2005 in Deed Book 2231, Page 1503.

Being Known As: 2205 Scarborough nka 2273 Scarborough Way, Bushkill, Pennsylvania 18324.

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

**DIANE SCHUBACH  
KENNETH SCHUBACH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8314 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, designated as Lot No. 9 on a map entitled 'Map of Final Plan, Section One, The Birches West', recorded in Plot Book Volume 36, Page 69, further bounded and described as follows, to wit: BEGINNING at an iron on the southwesterly line of Brian Lane, said iron being the most northerly corner of Lot No. 8 as shown on the aforesaid map; thence along Lot No. 8 South 51 degrees 55 minutes 10 seconds West 281.56 feet to an iron; thence along Section 1-A The Birches West North 48 degrees 06 minutes 37 seconds West 50.77 feet to an iron, the Southeastly corner of Lot No. 10 as shown on the aforesaid map; thence along Lot No. 10 (a radial line to the hereinafter described curve) North 10 degrees 08 minutes 31 seconds East 290.41 feet to an iron in the southerly line of Brian Lane; thence along the southerly line of Brian Lane in a southeasterly direction on a curve to the right having a radius of 290.40 feet the arc length of 211.75 feet to a point of tangency; thence along the same South 38 degrees 04 minutes 50 seconds East 50.00 feet to the place of BEGINNING.

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

TITLE TO SAID PREMISES VESTED IN FRANK ROMANO by Deed FIDEL MES dated 01/06/200 and recorded 01/10/2000 in Book 2074 and Page 181.

TAX CODE: 2/14D/1/56  
TAX PIN: 02634001052219

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

**FRANK A. ROMANO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

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

## MONROE LEGAL REPORTER

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10189 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, JUNE 26, 2014**

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

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

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 171, Section L, 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, page 7, 9 and 11.

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

PARCEL NO. 03/9D/1/339

PIN 03635916822562

Title to said premises is vested in Thomas J. Burns, Sr., by deed from JOHN C. HORN AND ANNA D. HORN, HUSBAND AND WIFE, dated May 25, 2007 and recorded June 4, 2007 in Deed Book 2307, Page 211.

Being Known As: 171 Lakeside Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**THOMAS J. BURNS, SR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

CHRISTINE L. GRAHAM,  
Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 10307 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, designated as Lot No. 41 on a Map of 'Recreation Village', recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in Plot Book Volume 23, page 69, being further bounded and described, as follows, to wit:

BEGINNING at an iron on the Southwesterly line of Flaming Foliage Drive, said iron being the most

Northerly corner of Lot No. 42 as shown on the aforesaid Map; thence along Lot No. 42, South 45 degrees, 14 minutes, 53 seconds West, (Magnetic Meridian 1973) for 291.56 feet to an iron in line of lands of the Bethlehem Water Authority; thence along said lands of the Bethlehem Water Authority, North 44 degrees, 52 minutes, 52 seconds West for 164.54 feet to an iron, said iron being the most Southerly corner of Lot No. 40; thence along Lot No. 40, North 45 degrees, 14 minutes, 53 seconds East, 291.93 feet to an iron on the Southwesterly line of Flaming Foliage Drive; thence along the Southwesterly line of Flaming Foliage Drive, South 44 degrees, 45 minutes, 07 seconds East, for 164.54 feet to the place of BEGINNING. CONTAINING 1.102 Acres, more or less.

TOGETHER WITH AND SUBJECT to all of the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN John F. Badillo, by Deed from Bruce Speelhoff, dated 09/11/2003, recorded 09/19/2003 in Book 2167, Page 8581.

TAX CODE: 20/7A/1/3

TAX PIN: 20632102686226

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

**JOHN F. BADILLO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 10354 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN parcel of land situate in **Smithfield Township**, Monroe County, Pennsylvania, designated as Lot W#38 of Woodland Village At Shawnee Valley, plan entitled "Shawnee Valley", recorded in Monroe County Plot Book 61 Page 219 and 220, and having thereon erected a dwelling house known as: 38 Hemlock Lane, East Stroudsburg, PA 18302

TAX CODE #: 16/119363

PARCEL NUMBER: 16-7332-01-19-9022

## MONROE LEGAL REPORTER

Reference Monroe County Record Book 1793 Page 1219.

To be sold as the property of Bernard B. Harris on Judgment No. 10354-CV-11

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

**BERNARD B. HARRIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10375 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 151, Phase I, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania, at Plot Book Vol. 61, Page 106.

UNDER AND SUBJECT to the provisions of the Declaration of Covenants and Restrictions and Deed of Conveyance dated Sept. 1, 1989, and recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, at Record Book Volume 1708, Page 1524.

PARCEL NO. 09/87009  
PIN 09732302772884

TITLE TO SAID PREMISES IS VESTED IN Wladyslawa Kata by deed from Violet Kata, aka Wladyslawa Kata dated December 29, 2003 and recorded January 13, 2004 in Deed Book 2178, Page 5132.

Being Known As: 13 Big Ridge a/k/a 13 Bog Road, East Stroud, Middle Smithfield, Monroe County, PA 18301

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

**WLADYSLAWA KATA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10448 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 76, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, pages 115, 117, 119, and 121.

UNDER AND SUBJECT to the conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Robert Harrison and Lorraine Harrison, h/w, by Deed from Peter Sakaris and Angela Sakaris, h/w, dated 02/10/1992, recorded 11/09/1992 in Book 1857, Page 1373.

TAX CODE: 17/15C/1/202  
TAX PIN: 17639201072833

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

**ROBERT HARRISON**

**A/K/A ROBERT J. HARRISON**

**LORRAINE HARRISON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County

## MONROE LEGAL REPORTER

Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10489 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 594 located on Hilltop Circle, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at Pages 257 and 258.

UNDER AND SUBJECT TO the restrictions, covenants and conditions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Worell V. Wooten and Lynda N. Wooten, his wife, by Deed from Shannon M. Albright, a single person, dated 07/10/2000, recorded 08/01/2000 in Book 2082, Page 2584.

TAX CODE: 17/91109  
TAX PIN: 17730303204866

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

**WORELL V. WOOTEN  
LYNDA N. WOOTEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10496 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

Lots #15 in Block #12 of Unit #1 as shown on the survey and original Platt of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania in Platt Book #8 at page 95, reference being made thereto for a more particular description of the lot or lots herein conveyed.

UNDER AND SUBJECT to a right-of-way in common with others over roads and recreation areas and the right to use Monroe Lake as set forth in Deed book 274 at Page 121.

ALSO, UNDER AND SUBJECT to restrictions of record appearing in Deed Book 274 at page 121.

ALSO, UNDER AND SUBJECT to right-of-way to Metropolitan Edison Company in Deed Book 233 at page 159.

TITLE TO SAID PREMISES VESTED IN Philip Brunnquell and Joann Brunnquell, by Deed from Mildred B. Pagano, formerly Mildren Brunnquell, dated 09/10/1998, recorded 02/22/1999 in Book 2060, Page 1478.

TAX CODE: 09/14A/1-12/15  
TAX PIN: 09731502959936

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

**PHILIP BRUNNQUELL  
JOANNE BRUNNQUELL**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10510 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 309, Section F as shown on a map of A Pocono

## MONROE LEGAL REPORTER

Country Place on file in the Recorder of Deeds Office at Stroudsburg, PA in Plat Book Volume 19, Page 11, 13 and 15.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN Frankie M. Sanders, by Deed from Federal National Mortgage Association, aka, Fannie Mae, dated 05/11/2001, recorded 05/16/2001 in Book 2096, Page 4265.

TAX CODE: 03/8C/1/455  
TAX PIN: 03635814435708

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

**FRANKIE M. SANDERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10542 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1790 of 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.

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1789 of 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.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in prior deeds of record.

TITLE TO SAID PREMISES VESTED IN Jose Vasquez, a single man, by Deed from The Cit Group/Consumer Finance, Inc., dated 06/16/2005,

recorded 07/07/2005 in Book 2231, page 6541.

TAX CODE: 03/7F/1/27

TAX PIN: 03634702951692

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

**JOSE VASQUEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Unit designated as Unit Number 917, being a Unit in the Foxfire Condominium, situate in the **Borough of Mt. Pocono**, County of Monroe and Commonwealth of Pennsylvania as designated in the Declaration of Condominium of Foxfire Condominium, recorded on March 8, 1984, in Monroe County Record Book 1341, page 91, First Amendment to the Declaration, recorded on July 19, 1984 in Monroe County Record Book 1374, page 310; Second Amendment to the Declaration recorded on July 1, 1986 in Monroe County Record Book 1496, page 1580, page 1262; Correction to First Amendment recorded on January 13, 1988 in Monroe County Record Book 1599, page 336; Fourth Amendment to the Declaration, recorded on February 1, 1988 in Monroe County Record Book 1601, Page 1159; Fifth Amendment to the Declaration, recorded on August 5, 1988 in Monroe County Record Book 1623, Sixth Amendment to the Declaration, recorded on April 14, 1989 in Monroe County Record Book 1675, page 1553; Seventh Amendment to the Declaration recorded on December 17, 1990 in Monroe County Record Book 1762, Page 734 and final Plats and Plans for Foxfire Condominium recorded on December 17, 1990 in Monroe County Plot Book 62, page 500.

TOGETHER with all the right, title, and interest being a .6144% percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and Amendments.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid

## MONROE LEGAL REPORTER

Declaration of Condominium of Foxfire Condominium and all amendments thereto and in unrecorded by-laws of Foxfire Condominiums Association, Inc.

BEING FURTHER SUBJECT to conditions, exceptions, restrictions, reservations, covenants and easements as contained in prior deeds and instruments forming the chain of title.

THE GRANTEE, or any on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agree to pay such charges for maintenance, repairs, replacements and Limited Common Elements appurtenant to said Unit, as may be assessed against him or her, them, or said unit, from time to time by the Executive Board of Foxfire Association, Inc., in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees the Unit conveyed by this Deed shall be subject to a lien for all amount so assessed except insofar as Section 340(c) of said Uniform Condominium Act may relieve subsequent Unit Owners of liability for prior unpaid assessments. This covenants shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES VESTED IN Barbara Meisch, unmarried, by Deed from Marianne Darlak, unmarried and Helene Darlak, nbm Helene Moore, dated 04/21/2005, recorded 06/21/2005 in Book 2229, Page 6025.

TAX CODE: 10/117723/B917

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 10801 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot, parcel or piece of grounds situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 204 Section J, as shown on map of a Pocono Country Place, Inc., on file in the Recorder of

Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 22 at Pages 11, 13, 15 and 17.

TOGETHER WITH all rights-of-way and UNDER and SUBJECT to all of the covenants, reservations, restrictions and conditions as set forth in the Restrictive covenants contained in the prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Gordon G. Nance and M. Samantha Nance, his wife, by Deed from First National Bank of Palmerton, dated 10/24/1995, recorded 10/25/1995 in Book 2019, Page 4622.

By virtue of M. Samantha Nance's death on or about 01/21/2008, her ownership interest was automatically vested in the surviving tenant by the entirety, Gordon G. Nance.

TAX CODE: 03/9B/1/130  
TAX PIN: 03635919501687

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GORDON G. NANCE**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLEŠNIK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 11006 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 210 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 18, page 101, 107 and 109. 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 Altron T. Valenzuela and Christine D. Collazo-Valenzuela, by Deed from Maria E. Govea and Jose Vincente Govea, h/w, dated 03/08/2006, recorded 03/16/2006 in Book 2260, Page 9945.

TAX CODE: 03/9A/1/26  
TAX PIN: 03635812758375

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

**ALTRON T. VALENZUELA  
A/K/A ALTRON VALENZUELA  
CHRISTINE D. COLLAZO-VALENZUELA  
A/K/A CHRISTINE COLLAZO-VALENZUELA**

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



## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1121 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF CHESTNUTHILL, MONROE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 1611 Maple Road, Effort, PA 18330

PARCEL NUMBER: 2/15/2/48-3  
IMPROVEMENTS: Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MAURIE C. DEMUND  
ELLEN J. ROLPH**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KATHERINE E. KNOWLTON,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 11292 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

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

LOTS 5ABC, BLOCK A-53, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section 10, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965 scale 1" to 100", by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 12 page 23 on December 16, 1968.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

PARCEL NO. 03/20A/1/150  
PIN 03630605186718

Title to said premises is vested in Nadine Baumer by deed from MILDRED G. RYAN dated April 29, 2005 and recorded May 16, 2005 in Deed Book 2225, Page 5667.

On May 29, 2011, Nadine Baumer departed this life. No estate or administration has been opened as a result of the demise of Nadine Baumer.

Being Known As: 5 Podunk Path, Pocono Lake, Coolbaugh, Monroe County, PA 18347

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

ALL UNKNOWN SURVIVING HEIRS OF NADINE BAUMER, DECEASED MORTGAGOR AND REAL OWNER

TONY BAUMER AK/A ANTHONY F. BAUMER, JR, ONLY KNOWN SURVIVING HEIR OF NADINE BAUMER, DECEASED MORTGAGOR AND REAL OWNER

ROBERT BAUMER, KNOWN SURVIVING HEIR OF NADINE BAUMER, DECEASED MORTGAGOR AND REAL OWNER.

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEIDI R. SPIVAK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 11362 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 357, Section No. H, as shown on A Pocono Country Place, on file in the Recorders Office at Stroudsburg, Pennsylvania in Plot Book 19 Pages 21, 23 and 25.

## MONROE LEGAL REPORTER

BEING known and numbered as 8636 Country Place Drive, Tobyhanna, PA 18344.

BEING the same premises which Error! Reference source not found., by Deed dated May 24, 2005 and recorded July 14, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2232, Page 5857, granted and conveyed unto Marc Winter.

TAX CODE: 03/8E/17239

PIN NO: 03634812955426

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

**MARC WINTER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1161 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot of land situate in **Township of Tunkhannock**, Monroe County, Pennsylvania.

Being Known As 4008 Lookout Drive, Blakeslee, PA 18610

Parcel Number: 20/8K/1/125

Improvements: Residential Property

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

**ROBERT FLUEGEL, JR.  
A/K/A ROBERT P. FLUEGEL, 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 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  
JORDON DAVID,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1193 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN tract or parcel of land situate in Stroud Township, Monroe County, PA and know as MANORHOME SITE NUMBER 381 located on Southshore Meadows, as shown on the FINAL PLANS PHASE 9, BLUE MOUNTAIN LAKE, A Planned Unit Development, filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73, Page 227, and as the same may be further defined by 'as built' plans to be filed of record upon completion of Manorhome on said Manorhome Site (the 'Premises'), together with the conditional rights to use the Common Areas of the Blue Mountain Lake Properties and the Yards and Cluster I (Manorhome) Common Areas and Limited Common Areas appurtenant thereto.

TOGETHER WITH AND UNDER AND SUBJECT TO THE FOLLOWING:

1. The reservations and covenants contained in the aforesaid deed from the Estate of Karl Hope, et al.

2. Utility, drainage, sight and slope easements of record or visible and appearing on the ground.

3. 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 as supplemented by virtue of a SUPPLEMENTARY DECLARATION dated December 28, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2111 at page 9100.

4. 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 and as supplemented by virtue of a CLUSTER II SUPPLEMENTARY DECLARATION dated December 28, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2111 at Page 9133.

5. The provisions of the Notes and Restrictions contained on the FINAL PLANS PHASE 9, BLUE MOUNTAIN LAKE, A Planned Unit Development, Map Book 73, Page 227.

TITLE TO SAID PREMISES VESTED IN Ana A. Dunkers, by Deed from The Mountain Lake Reserve, L.P., a Pennsylvania Limited Partnership by its General Partner, The Mountain Lake Reserve, LLC.,

# MONROE LEGAL REPORTER

dated 12/19/2003, recorded 12/23/2003 in Book 2177, Page 6096.

TAX CODE: 17/96069  
TAX PIN: 17730201288096

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANA A. DUNKERS  
A/K/A ANA DUNKERS**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 12084 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 188, Section E, as shown on map of A Pocono Country Place, Inc. on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plot Book No. 18 at pages 101, 107 and 109.

TITLE TO SAID PREMISES VESTED IN Francisco Morales and Maria Morales, by Deed from Frances Toscano, an individual, dated 08/26/2005, recorded 08/29/2005 in Book 2237, Page 7997.

TAX CODE: 03/9A/1/3  
TAX PIN: 03635815741736

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FRANCISCO MORALES  
MARIA 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  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1313 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land, Hereditaments and Appurtenances, SITUATE in Middle Smithfield Township, County of Monroe and State of Pennsylvania, being Lot #315, Phase II, Section 8 as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which plan is duly recorded in the Office of the Recorder of Deeds in Monroe County in Plot Book Volume 77 page 7.

BEING PART OF the same premises which Mid-Monroe Development Corp., a Pennsylvania Corporation, by Indenture dated October 4, 2000 and recorded in the Recorder of Deeds, in and for THE County of Monroe, aforesaid, in Deed Book 2085 page 7471 & c., granted and conveyed unto Big Ridge Developers, L.P., a Delaware Limited Partnership, in fee.

UNDER AND SUBJECT to a certain Declaration of Covenants and Restrictions dated 9/1/1989 and recorded in the Office of the Recorder of Deeds in Monroe County in Deed Book 1708 page 1524 &c. BEING the same premises which C and M Homes @ CCP, L.P. Deed dated July 25, 2006 and recorded August 14, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2277 Page 4278, granted and conveyed unto Aboulaye Fofana and Pamela Fofana, as tenants by the entirety

TAX ID. 09/97843  
PIN NO. 09733403104519

Title to said premises vested in Glenn E. Fehr by deed from THOMAS J. EVANS AND APRIL L. EVANS, HUSBAND AND WIFE, dated September 29, 2006 and recorded October 4, 2006 in Deed Book 2283, Page 935.

Being Known As: 10 Hemlock Drive, Saylorburg, Chestnuthill, Monroe County, PA 18353

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ABOULAYE FOFANA  
PAMELLA FOFANA**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1404 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 36, AS SHOWN ON FINAL P.R.D. PLAN, WATER GAP WATCH-EAST RECORDED IN MONROE COUNTY, PENNSYLVANIA IN PLOT BOOK NO. 70, PAGE 251.**

**BEING PART OF THE SAME PREMISES WHICH WILLIAM R. SMITH AND JOANNE L. SMITH, HUSBAND AND WIFE, BY INDENTURE BEARING DATE THE 1ST DAY OF MAY, 1998, AND BEING RECORDED AT STROUDSBURG IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONROE ON THE 4TH DAY OF MAY, 1998, IN RECORD BOOK VOLUME 2047, PAGE 8415, GRANTED AND CONVEYED UNTO LTS DEVELOPMENT, INC., IN FEE.**

**ALSO BEING PART OF THE SAME PREMISES WHICH POCONO LANES, INC., A PENNSYLVANIA CORPORATION AND EDWIN KRAWITZ, UNMARRIED, BY HER ATTORNEYS-IN-FACT EDWIN KRAWITZ AND BARBARA D. KRAWITZ, BY INDENTURE BEARING DATE THE 1ST DAY OF MAY, 1998, AND BEING RECORDED AT STROUDSBURG IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONROE ON THE 4TH DAY OF MAY, 1998, IN RECORD BOOK VOLUME 2047, PAGE 8387, GRANTED AND CONVEYED UNTO LTS DEVELOPMENT, INC., IN FEE. TOGETHER WITH ALL RIGHTS AND PRIVILEGES AND UNDER AND SUBJECT TO THE COVENANTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS AS OF RECORD.**

**BEING KNOWN AS: 83 Symphony Circle, (Smithfield Township), East Stroudsburg, PA 18301**

PROPERTY ID NO.: 16/90966  
PIN NO.: 16731102985909

**TITLE TO SAID PREMISES IS VESTED IN German Gallo and Valentina T. Gallo, husband and wife BY DEED FROM LTS Development, Inc., a Pennsylvania Corporation DATED 08/02/1999 RECORDED 08/03/1999 IN DEED BOOK 2067 PAGE 3110.**

**HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.**

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

**GERMAN GALLO  
VALENTINA T. GALLO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABELLETTA,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 140 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate and lying in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, as shown on a map titled 'Subdivision of portion of lands of Melvin L. Johnson and Russell W. Eggert', recorded in Plot Book Volume 32 page 87. Being Lot No. 5, Tunkhannock Trails.**

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

**TITLE TO SAID PREMISES VESTED IN Claudette Leroy, by Deed from William A. Korn and Susan M. Korn, dated 03/13/2004, recorded 03/30/2004 in Book 2185, Page 8053.**

TAX CODE: 201D/1/6

TAX PIN: 20633302879063

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

**CLAUDETTE LEROY**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1410 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Chestnuthill, County of Monroe**

## MONROE LEGAL REPORTER

and State of Pennsylvania, being Lot No. 4, Sunnyside Estates, Section One, recorded in Plot Book Volume 61, Page 361, being described as follows, to with: BEGINNING at an iron in the southerly right-of-way of Township Route No. 460, White Church Road, being in line of lands of James Hofford, thence along lands of James Hofford for the following two courses and distances:

(1.) S 03 degrees 11 minutes 07 seconds W (Magnetic Meridian) for 302.06 feet to an iron;

(2.) S 46 degrees 07 minutes 16 seconds E for 157.74 feet to an iron, a corner of Lot No. 3 Sunnyside Estates, Section One, thence along Lot No. 3, N 86 degrees 23 minutes 34 seconds W for 187.41 feet to an iron in the easterly end of a cul-de-sac at the easterly end of Sunnyside Court, thence along said cul-de-sac and along the northerly side of Sunnyside Court for the following three courses and distances:

(1.) on a curve to the left having a radius of 50.00 feet and an arc length of 78.54 feet to an iron;

(2.) N 86 degrees 23 minutes 34 seconds W for 358.00 feet to an iron;

(3.) on a curve to the right having a radius of 325.00 feet and an arc length of 41.31 feet to an iron, thence along an easement arc on a curve to the right having a radius of 45.00 feet and an arc length of 71.57 feet to an iron in the easterly right-of-way of Township Route No. 459, Warner Road, thence along the easterly side of Township Rt. No. 459, Warner Road for the following three courses and distances:

(1.) N 12 degrees 00 minutes 22 seconds E for 97.00 feet to a point;

(2.) N 13 degrees 37 minutes 16 seconds E for 72.22 feet to a point;

(3.) N 16 degrees 17 minutes 32 seconds E for 74.85 feet to a point, thence along an easement arc on a curve to the right having a radius of 45.00 feet and an arc length of 57.38 feet to a point in the southerly right-of-way of Township Route No. 460, White Church Road, thence along said southerly right-of-way of Township Route No. 460, White Church Road for the following five courses and distances:

(1.) N 89 degrees 20 minutes 56 seconds E for 67.04 feet to a point;

(2.) N 87 degrees 27 minutes 17 seconds E for 142.71 feet to a point;

(3.) N 85 degrees 47 minutes 13 seconds E for 74.70 feet to a point;

(4.) S 88 degrees 41 minutes 52 seconds E for 68.53 feet to a point;

(5.) S 82 degrees 26 minutes 46 seconds E for 117.88 feet to the place of BEGINNING.

CONTAINING 4.468 acres, more or less.

UNDER AND SUBJECT to that portion of land used for Township Route No. 459, Warner Road, and Township Route No. 460, White Church road, right-of-way and an existing PP&L Right-of-Way.

TITLE TO SAID PREMISES VESTED IN Jack Hazen and Donna Hazen, his wife, by Deed from Erno T. Nemeth and Rose B. Nemeth, his wife, dated 02/07/1997, recorded 02/10/1997 in Book 2033, Page 3549.

TAX CODE: 02/119525

TAX PIN: 02634000740981

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

**JACK HAZEN**

**DONNA HAZEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MELISSA J. CANTWELL,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - June 6, 13, 20

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1414 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, JUNE 26, 2014**

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

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

All That Certain Lot, Parcel Or Piece Of Land Situate In The Township Of Coolbaugh, County Of Monroe, And Commonwealth Of Pennsylvania:

Being Lot 162, Section L, 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 7, 9, And 11. BEING THE SAME PREMISES which Carl L. Johnson and Renee Johnson, husband and wife, by deed dated 03/10/2004 and recorded 03/15/2004 in Book 2184 page 3620 conveyed to Carl L. Johnson and Renee Johnson, husband and wife.

Pin #: 03635920728053

Tax Code #: 03/9D/1/348

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

**RENEE JOHNSON**

**CARL L. JOHNSON**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ALYK L. OFLAZIAN,

Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 1462 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, JUNE 26, 2014**

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

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

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

BEGINNING at a point in the Westerly line of the old location of the public road known as Franklin Hill Road, which point it the Northeastly corner of land now or late of Harry R. Alspach and Margaret E. Alspach, his wife thence North seven (7) degrees fifty (50) minutes East, along the Westerly line of Franklin

## MONROE LEGAL REPORTER

Hill Road, for a distance of thirty-nine and fifteen one-hundredths (39.15 feet) feet to a point, thence the following courses and distance along lines of land, now or late, respectively, of Schaller, Turner, Silfee, Decker, Smith and Stone: South eighty-five (85) degrees forty (40) minutes forty (40) seconds West, one hundred eighty and seventy-eight one-hundredths (180.78 feet) feet; North nine (9) degrees twelve (12) minutes twenty (20) seconds East, seventy-six and five one hundredths (76.05 feet) feet; North eighty-seven (87) degrees thirty-five (35) minutes ten (10) seconds West, one hundred seventy-nine and six one-hundredths (179.06 feet) feet; North eighty-five (85) degrees twenty-four (24) minutes ten (10) seconds West, one hundred forty-four and forty-five one-hundredths (144.45 feet) feet; South eighty-four (84) degrees twenty-eight (28) minutes fifty (50) seconds West, one hundred twenty-three and sixty-six one-hundredths (123.66 feet) feet; North five (5) degrees thirty-seven (37) minutes thirty (30) seconds West, ninety-one and six one-hundredths (91.06 feet) feet and South eighty-four (84) degrees thirty-seven (37) minutes fifty (50) seconds West, one hundred sixty-eight and eighty-three one hundredths (168.83 feet) feet to a point, thence South five (5) degrees fifty-nine (59) minutes fifty (50) seconds East, along a line of land now or late of William Dickson, for a distance of two hundred eighteen and ninety-six one-hundredths (218.96 feet) feet to a point, thence North eighty-five (85) degrees fifty-two (52) minutes thirty-five (35) seconds East, along a line of land now or late of said Harry R Alsopach et ux., for a distance of six hundred fifty-nine and ninety-six one-hundredths (659.96 feet) feet to a point, thence South eighty (80) degrees thirty (30) minutes forty (40) seconds East, along another line of land now or late the said Harry R. Alsopach, et ux, for a distance of seventy-four and ninety-four one hundredths (74.94 feet) feet to a point, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Doris A. Long and Carol A. Koberlein, did by deed dated September 23, 2004 and intended to be recorded in the Office for the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, granted and conveyed unto Doris A. Long, in fee.

BEING THE SAME PREMISES which Doris A. Long, did by deed dated September 24, 2004 and recorded on September 27, 2004 in Book 2203 Page 418 in the Office for the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, granted and conveyed unto John M. Orchulli and Shanna D. Denker.

PARCEL IDENTIFICATION NO: 16/7/2/60-2, MAP #: 16-7311-01-28-4675

IMPROVEMENTS: Residential dwelling  
TITLE TO SAID PREMISES IS VESTED IN Lester L. Tucker, by Deed from John M. Orchulli and Shanna D. Denker, dated 04/30/2007, recorded 05/02/2007 in Book 2304, Page 1116.

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

**LESTER L. TUCKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1532 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
PARCEL #1

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot 21, Section B, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 31 Page 69.

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

TITLE TO SAID PREMISES VESTED IN Roque G. Silva from Peter O'Rourke, by Deed, dated 06/15/2001 and recorded 06/19/2001 in Book 2098 Page 5642.

Roque G. Silva died on 03/11/2010, and Stephen R. Chapman Silva, Marcelo Antonio Silva Rivas, and Roque Antonio Silva Ceresoli were appointed Co-Administrators of his estate, Letters of Administration were granted to them on 06/28/2010 by the Register of Wills of Monroe County, No. 45-10-0311. Decedent's surviving heir(s) at law and next of kin are Stephen R. Chapman Silva, Marcelo Antonio Silva Rivas, Roque Antonio Silva Ceresoli and Pamela Isabel Silva Rivas.

TAX CODE: 17/15A/1/98

TAX PIN: 17639201286313

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

**STEPHEN E. CHAPMAN-SILVA, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ROQUE SILVA A/K/A ROGUE G. SILVA A/K/A GUSTAVO ROGUE SILVA A/K/A GUSTAVO R SILVA**

**MARCELO ANTONIO SILVA-RIVAS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ROQUE SILVA A/K/A ROGUE G. SILVA A/K/A GUSTAVO ROGUE SILVA A/K/A GUSTAVO R. SILVA**

**ROQUE ANTONIO SILVA-CERESOLI, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ROQUE SILVA A/K/A ROGUE G. SILVA A/K/A GUSTAVO ROGUE SILVA A/K/A GUSTAVO R. SILVA**

**PAMELA ISABEL SILVA-RIVAS, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROQUE SILVA A/K/A ROGUE G. SILVA A/K/A CUSTAVO ROGUE SILVA A/K/A GUSTAVO R. SILVA**

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

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1674 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or parcel of land situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a point on the easterly line of a cul-de-sac, said point being the southeasterly corner of Lot No. 125 as shown on map entitled "Amended plotting, Section G, Indian Mountain Lake, 15 February 1964"; thence along Lot No. 125 as shown on said map (a radial line to the hereinafter described curve) North 28 degrees 25 minutes 50 seconds East 214.56 feet to an iron pipe; thence along other lands of Indian Mountain Lake, South 16 degrees 34 minutes 10 seconds East 180.00 feet to a point; thence along Lot No. 127 as shown on said map (a radial line to the hereinafter describe curve) South 73 degrees 215 minutes 50 seconds West 140 feet to an iron pipe; thence along the easterly line of said cul-de-sac as shown on said map on a curve to the left having a radius of 40.00 feet an arc length at 31.42 feet to the place of BEGINNING.

BEING Lot 126, Section G, as shown on Plotting of Indian Mountain Lake Development corp., made by Leo A. Achterman, Jr. dated February 15, 1964.

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

TITLE TO SAID PREMISES VESTED IN Sheilah Gary, an Unmarried woman and Derrick Wilson-Bey, an Unmarried woman, by Deed from Kevin L. Jacobs and Ruth Jacobs, h/w, dated 08/20/2005, recorded 08/31/2005 in Book 2238, page 1938.

TAX CODE: 20/8C/1/96

TAX PIN: 20631116941607

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

**SHEILAH GARY  
DERRICK WILSON-BEY**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1729 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

**ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF POCONO**, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. E-9, AS SHOWN ON "PLOTING OF POCONO HAVEN CORPORATION, POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY GUYTON KEMPTER, REGISTERED SURVEYOR" AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEED & C., IN AND FOR THE COUNTY OF MONROE, PENNSYLVANIA, IN PLOT BOOK NO. 13 PAGE

BEING THE SAME PREMISES WHICH SCOTT SORRENTINO AND PHYLLIS SORRENTINO, HUSBAND AND WIFE, BY DEED DATED JULY 24, 1994 AND RECORDED JULY 28, 1994 IN AND FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1964, PAGE 0642, GRANTED AND CONVEYED UNTO THOMAS S. NICKAS AND DEBRA E. NICKAS, H/W.

TAX CODE: 12/3A/1/146

TAX PIN: 12638201092617

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

**DEBRA E. NICKAS  
THOMAS S. NICKAS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAIME R. ACKERMAN,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 174 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or pieces of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania designated as Lot No.2610 Section BIV, according to Plan of Emerald Lakes, prepared by Leo Achterman, Jr., C.B. and recorded in the Office for Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, PA. in Plot Book Volume 14, page 83 bounded and described as follows to wit:

In Plot Book Volume and Page Number according to aforementioned Plan of Record.

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

TITLE TO SAID PREMISES VESTED IN James M. Greenfield, Jr., Individually, by Deed from Janice E. Greenfield, dated 10/19/2007, recorded 12/03/2007 in Book 2322, Page 1988. James M. Greenfield, Jr died on 06/12/2008 and, upon information and belief, his surviving heir(s) are Donna Greenfield, James Greenfield, III, Kevin Greenfield, and Karen Greenfield. No

## MONROE LEGAL REPORTER

estate has been raised on behalf of the decedent property owner.

TAX CODE: 20/1B/1/29  
TAX PIN: 20634403403444

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

**DONNA GREENFIELD IN HER CAPACITY AS HEIR OF JAMES M. GREENFIELD JR. DECEASED  
JAMES GREENFIELD III IN HIS CAPACITY AS HEIR OF JAMES M. GREENFIELD JR. DECEASED  
KEVIN GREENFIELD IN HIS CAPACITY AS HEIR OF JAMES M. GREENFIELD JR. DECEASED  
KAREN GREENFIELD IN HER CAPACITY AS HEIR OF JAMES M. GREENFIELD JR. DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES M. GREENFIELD JR. 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  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 1777 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING LOT situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 154, Section Seven as shown on a plotting of "Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & ASSOCIATES, INC. and recorded in Monroe County, Pennsylvania, in Plot Book 58, page 10.

BEING THE SAME PREMISES which Janet R. Houston, by deed dated 09/28/2007 and recorded 10/01/2007 in Book 2317 Page 4107 conveyed to Ruben A. Cepeda.

Pin #: 02-6331-03-42-4765  
Tax Code #: 02/16A/1/154

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

**RUBEN A. CEPEDA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 21 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Stroud**, County of Monroe and State of Pennsylvania, being Lot No. 188, Section E as is more particularly set forth on the Plot Map of Cranberry Hill Corp., Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 32, Page 129.

Being Known As: Lot 188 Sec E Melrose Terrace n/k/a 156 Penn Estates, (Stroud Township), East Stroudsburg, PA 18301

TAX CODE: 17/15E/1/188

PIN NO.: 17638202956761

TITLE TO SAID PREMISES IS VESTED IN Earnest Baker and Kelly V. Baker by Deed from Joseph P. Stallings and Pilar Silva dated 11/16/2005 recorded 12/07/2005 in Deed Book 2250 Page 7820.

Having been erected thereon a single family dwelling.

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

**EARNEST BAKER  
KELLY V. 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



## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2382 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 45 as sown on a map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74 page 37.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record, TITLE TO SAID PREMISES VESTED IN Lindsay Dallemand, by Deed from Matzel Development at Mt. Terrace, LLC, a Pennsylvania Limited Liability Company, dated 03/06/2006, recorded 06/01/2006 in Book 2265, Page 8502.

TAX CODE: 20/96366

TAX PIN: 20632100293164

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LINDSAY DALLEMAND**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2530 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot. No. 75, Section D, as is

more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, pag 115, 117, 199, 121.

BEING the same premises which Henry Ross and Edwina Ross, his wife, by Deed dated August 6, 1999, and recorded in the Office for the Recording of Deeds on August 11, 1999, at Stroudsburg, Pa., in and for the County of Monroe, in Record Book Volume 2067, page 6965, granted and conveyed unto Dennis Morales and Saadia Morales, his wife, Mortgagors hereof, in fee.

BEING THE SAME PREMISES which Henry Ross and Edwina Ross, husband and wife, by deed dated 08/06/1999 and recorded 08/11/1999 in Book 067 Page 6965 conveyed to Dennis Morales and Saadia Morales, husband and wife.

Pin #: 17-6392-01-07-182

Tax Code #: 17/15C/1/201

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

**DENNIS MORALES**

**SAADIA MORALES**

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2554 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Eldred**, County of Monroe and State of Pennsylvania, and being Lot. No. 35, as shown on the map or plan entitled "Weir Mountain Estates", prepared by W.D. Kitson, R.S., and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 29, Page 109.

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

TITLE TO SAID PREMISES VESTED IN Matthew L. Frantz, by Deed from Matthew L. Frantz, date 04/18/2002, recorded 04/23/2003 in Book 2120, Page 3186.

TAX CODE: 06/5A/1/40

TAX PIN: 06623704712562

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MATTHEW L. FRANTZ**

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

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

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 264 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, more known as lot number 1622, section 8-11, as set forth on a plan of lots of Stonecrest Park, entitled 'section 8-11; Stonecrest Park; Tunkhannock Township, Monroe county, Pennsylvania scale 1 inch equals 100 feet; 30 April, 1965' as prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, said map being recorded in the office for the recorder of deeds in and for the county of Monroe in plot book 9 at page 215. BEGINNING at a point on the northerly side of Valley View drive as shown on the above captioned map, said point being a corner common to lots 1621 and 1622; thence, 1) along the northerly side of said road, south 82 degrees 36 minutes 45 seconds west, 125 feet to a point, a corner common to lots 1621 and 1623; thence, 2) leaving said road and along said lot 1623, north 07 degrees 23 minutes 15 seconds west, 180 feet to a point, a corner common to lots 1602, 1603, 1622 and 1623; thence, 3) along said lot 1603, north 82 degrees 36 minutes 45 seconds east, 125 feet to a point, a corner common to lots 1603, 1604, 1621 and 1622; thence, 4) along said lot 1621, south 07 degrees 23 minutes 15 seconds east, 180 feet to the place of beginning.

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 Thomas Boutieller, Jr. and Nicole Boutieller, by Deed from Wells Fargo Bank, N.A., sbm to Wells Fargo Bank Minnesota, N.A., as trustee for the registered holder of Home Equity Loan Asset-Backed Certificates, Series 2003-4, by its Attorney-in-fact Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB, dated 09/24/2007, recorded 10/29/2007 in Book 2319, Page 6419.

TAX CODE: 20/8F/1/66

TAX PIN: 20632104541882

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

**THOMAS J. BOUTIELLER  
A/K/A THOMAS BOUTIELLER JR.  
NICOLE BOUTIELLER  
A/K/A NICOLE M. BOUTIELLER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 2973 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 353, Section F, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, pages 11, 13 and 15.

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

TITLE TO SAID PREMISES VESTED IN KC-1 LLC Clara Murray, by Deed from Land Liquidator, LLC, dated 09/20/2012, recorded 09/25/2012 in Book 2408, Page 5613.

TAX CODE: 03/8C/1/447

TAX PIN: 03635814339473

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

**ALEX GIKHER  
A/K/A ALEKSANDER GIKHER**

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

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

## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3067 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, tract of land, situate in the north side of South Joshua Lane in the Township of Eldred, County of Monroe, and Commonwealth of Pennsylvania, being Lot 4 as shown on the subdivision plan of William Smale Estate, said plan being recorded in the Monroe County Recorder of Deeds Office in Map Book Volume 64, Page 116, bounded and described as follows, to wit:

BEGINNING on the Northerly right of way line of South Joshua Lane in line with the northerly property line of lot 5; Thence along the northerly right of way line of South Joshua Lane the following four courses and distances: (1) curving to left with a radius of 50.00 feet for an arc length of 78.43 feet a delta of 89 degrees 52 minutes 16 seconds, a tangent of 12.50 feet, and a chord of North 78 degrees 21 minutes 44 seconds west 70.63 feet; (2) curving to the right with a radius of 25.00 feet for an arc length of 23.18 feet, a delta of 53 degrees 07 minutes 48 seconds, a tangent of 49.89 feet, a chord of North 83 degrees 16 minutes 02 seconds West 22.36 feet; (3) North 70 degrees 10 minutes 04 seconds West 157.81 feet; (4) curving to the right with a radius of 105.00 feet for an arc length of 97.47 feet, a delta of 53 degrees 07 minutes 48 seconds, a tangent of 12.50 feet, and a chord of North 43 degrees 34 minutes 29 seconds West 94.01 feet to the easterly right of way line of South Joshua Lane; (4) thence continuing along the easterly right of way line of South Joshua as it curves into Southerly right of way line of a 40.00 foot wide right of way curving to the right with a radius of 25.00 feet for an arc length of 42.42 feet, a delta of 97 degrees 14 minutes 45 seconds, a tangent of 28.38 feet, and a chord of North 31 degrees 38 minutes 29 seconds East 37.52 feet to the southerly right of way line of 40.00 foot wide right of way; (5) thence continuing along the easterly right of way line of South Joshua Lane as it curves into the Southerly right of way line of a 40.00 feet wide right of way curving to the right with a radius of 25.00 feet for an arc length of 42.43 feet, a delta of 97 degrees 14 minutes 45 seconds, a tangent of 28.38 feet, and a chord of North 31 degrees 38 minutes 29 seconds East 37.52 feet to the southerly right of way line of the 40.00 foot wide right of way; (6) thence along the same North 80 degrees 15 minutes 51 seconds East 255.23 feet to land now or formerly of George Lerch and Helen Lerch D.B.V. 408, page 629; (7) thence along the same North 77 degrees 25 minutes 51 seconds East 395.97 feet to a found iron pipe in line with land now or formerly of Thomas Dowling and Wanda Dowling D.B.V. 1395, page 181; (8) thence along the same South 11 degrees 25 minutes 15 seconds West 72.39 feet to the northerly property line of lot 5; (9) thence along the same South 56 degrees 34 minutes 24 seconds West 405.88 feet to the place of Beginning.

UNDER AND SUBJECT to easements and restrictions as shown on Subdivision Plan of William Smale Estates prepared by Base Engineering Inc., recorded in the Monroe County Recorder of Deeds Office, in Map Book volume 64, Page 116, and the Declaration of Covenants and Restrictions as follows. No temporary dwellings, trailers or tents permitted. All dwellings

are to have more than 960 square feet of finished living area above grade. All dwellings and garages are to have a full perimeter, frost proof masonry or concrete foundation. No metal roofs are permitted.

PARCEL NO. 06/88752

PIN 06622600742367

TITLE TO SAID PREMISES IS VESTED IN Juana C. Martinez by deed from Sheryl Gallant dated June 15, 2006 and recorded June 19, 2006 in Deed Book 2271, page 4219.

Being Known As: 4 Joshua Lane, Kunkletown, Eldred, Monroe County, PA 18058

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

**JUANA C. 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3078 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

PARCEL #1

ALL THAT CERTAIN tract of piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded as follows to wit:

BEGINNING at a point in the middle of the dirt road leading from Brodheadsville to Keller's Mill; thence passing over an iron stake sixteen and one-half feet from said point by land of Nancy Erickson South eight degrees West one hundred fifty feet in all to an iron stake, thence by land of the said grantors hereof, of which this is a part, South eighty seven degrees East one hundred feet to an iron stake; thence by the same North eight degrees East one hundred fifty feet to the middle of the said dirt road; thence in the same by land of the Watz Estate, North eighty seven degrees West one hundred feet to the place of BEGINNING.

CONTAINING Fifteen Thousand (15,000) square feet. TITLE TO SAID PREMISES VESTED IN Stanley Conklin and Barbara L. Conklin from Stanley Conklin and Barbara L. Conklin, by special Warranty Deed, dated 8/26/2009 and recorded in Book 2359 Page 1533 Instrument # 200925964.

TAX CODE: 02/4/1/91

## MONROE LEGAL REPORTER

TAX PIN: 02625800559452

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

**STANLEY CONKLIN**

BARBARA L. CONKLIN

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3478 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 121, Phase I, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Page 105.

This conveyance is made UNDER AND SUBJECT to the provisions of the Declarations of Covenants and Restrictions and Deed of Conveyance dated September 1, 1989 and recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania at Record Book Volume 1708, Page 1524.

TITLE TO SAID PREMISES VESTED IN Charles Strunck, III, by Deed from Mario D. Toter and Alice J. Toter, his wife and John J. Toter and Lois A. Toter, his wife, dated 11/21/2002, recorded 12/02/2002 in Book 2138, Page 910.

TAX CODE: 09/86966

TAX PIN: 09732302981740

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

**CHARLES STRUNCK, III**

**A/K/A CHARLES W. STRUNK, III**

**CARMEN FIGUEROA**

**A/K/A CARMEN M. FIGUEROA**

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3583 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in line of lands of the Joseph and Betty Harlam Camp and being the north-westerly corner of lands of Clara Sterner; thence by said lands of the Joseph and Betty Harlam Camp North 21 degrees 58 minutes 02 seconds East 115.50 feet to an iron pin; thence by the same North 68 degrees 01 minutes 58 seconds West (passing an iron pin at 307.80 feet) 338.00 feet to a point in the center of the Dotters Creek thence in and along the middle of said creek by lands of Vito Caricone the following eight (8) courses and distances, namely:

- 1) North 11 degrees 21 minutes 21 seconds East 70.87 feet;
- 2) North 3 degrees 34 minutes 47 seconds West 67.60 feet;
- 3) North 16 degrees 17 minutes 02 seconds East 78.38 feet;
- 4) North 33 degrees 54 minutes 24 seconds East 106.06 feet;
- 5) North 45 degrees 16 minutes 3 seconds East 131.08 feet;
- 6) North 26 degrees 32 minutes 20 seconds East 68.39 feet;
- 7) North 9 degrees 38 minutes 07 seconds East 76.40 feet;
- 8) North 18 degrees 15 minutes 31 seconds East 39.36 feet;

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

## MONROE LEGAL REPORTER

Being Known As: 1969 Dotters Corner Road,  
Kunkletown, PA 18058  
TAX CODE: 13/11/1/16-3  
PIN NO.: 13621900503929  
TITLE TO SAID PREMISES IS VESTED IN Thomas  
Yurick by deed from Miklos Kiraly, Jr. dated  
04/10/2007 recorded 04/27/2007 in Deed Book 2303  
Page 4908.

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

**THOMAS YURICK**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3640 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 81,  
Section No. H, as shown on map of A Pocono Country  
Place on file in the Recorder's Office at Stroudsburg,  
Pennsylvania in Plot Book No. 19 at Pages 21, 23 &  
25.

BEING THE SAME PREMISES which Stempnia K.  
Hodnett and Thomas F. Hodnett, by deed dated  
06/13/2002 and recorded 06/21/2002 in Book 2124  
conveyed to Vonetta C. Tillman.

Pin #: 03635809271385  
Tax Code #: 03/8E/1/369

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
VONETTA C TILLMAN**

**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 noti-  
fication of the amount of the lien and state that "such  
amount is for the past six months prior to the Sheriff's

Sale only." Any sale which does not receive such noti-  
fication from a POA will not be collected at the time of  
Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 36 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the centerline of Pa.  
Legislative Route #45021 the northwesterly corner of  
lands conveyed by Robert A. Singer and Claire E.  
Singer, his wife, to Cromwell L. Heckman by deed  
dated May 6, 1967, and recorded in Deed Book Vol.  
347, Page 755, bears South 22 degrees 45 minutes  
East distance 92.29 feet; thence in and along the cen-  
terline of said Pa. Legislative Route #45021 North 23  
degrees 36 minutes 10 seconds West 210.80 feet to a  
point; thence by lands of Robert A. Singer and Claire  
E. Singer, his wife, of which this tract was formerly a  
part, North 71 degrees 55 minutes 27 seconds East  
260.00 feet to a point; thence by the same South 21  
degrees 07 minutes East 127.13 feet to a point thence  
by the same South 53 degrees 20 minutes 15 sec-  
onds West 260.00 feet to the place of BEGINNING.  
CONTAINING 0.992 acres more or less.

TITLE TO SAID PREMISES VESTED IN Christopher  
S. Wenzel, by Deed from Maryann A. Hulsizer, dated  
08/14/2009, recorded 08/14/2009 in Book 2358, Page  
3594.

TAX CODE: 07/14/1/38-7  
TAX PIN: 07626900840297

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

**CHRISTOPHER S. WENZEL**

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

A schedule of proposed distribution for the proceeds  
received from the above captioned sale will be on file  
in the Office of the Sheriff within thirty (30) days from  
the date of the sale. Distribution in accordance there-  
with will be made within ten (10) days thereafter

## MONROE LEGAL REPORTER

unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3835 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN townhouse residence and appurtenant land situate in the township of **Middle Smithfield**, Monroe County, Pennsylvania, being identified as unit D of Cluster Building 5, Phase I, (section I) Chateau Mont DeVillie Townhouse Development' as shown on Plot Plan of same approved by the Middle Smithfield Township Planning commission and the Middle Smithfield Township Board of Supervisors and recorded in the Monroe county Recorder's Office in Plot Book 34, page 33, said map having been prepared by Edward C. Hess Associates, Inc. Said townhouse unit is eighteen feet in width by thirty-two feet in depth with a rear yard consisting of a concrete pad, eighteen feet in width by ten feet in depth and a front yard of eighteen feet in width and ten feet in depth.

Under and Subject to a Declaration of Covenants, Conditions and Restrictions also recorded in the aforesaid office in Deed Book 840, Page 54, and also under and subject to Code of Regulations recorded in the aforesaid office in Deed Book 840, Page 61.

Together with a 1/28th or 3.5714% proportionate undivided interest in the common elements as that term is defined in said Declaration. There is specifically excepted and reserved however, from said common area that portion of a 39,900 square foot parcel on which townhouse No. 1 is situate. Said title to the 39,900 square foot parcel not being the property of northeastern bank of Pennsylvania. The Grantee, for an on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except Insofar Sections 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenant shall run with and bin the land or Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES VESTED IN Joseph T. Reina, by Deed from Deutsche Bank National Trust company, as Trustee, C/O Ocwen Loan Servicing, LLC, dated 04/06/2006, recorded 05/22/2006 in Book 2268, Page 3137.

TAX CODE: 9/10C/2/21  
TAX PIN: 09733401084875B5D

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

**JOSEPH T. REINA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3862 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or parcel of land situate in **Coolbaugh and Tobyhanna Township**, Monroe County, and Commonwealth of Pennsylvania more fully bounded and described as follows, to wit: LOT 914, Section C, being situated and located in Coolbaugh and Tobyhanna Township, Monroe County, Pennsylvania, and encompasses and included within one of the following Plats: a subdivision drawn by L.A. Achterman as "Section C, Stillwater Lakes Estates, Inc., dated July 2, 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 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August 1961, which said plat drawn by L.A. Achterman, Book 8, page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Section F of Stillwater Lake Estates Sundance Stillwater Corporation, dated April 6, 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 a frontage on Linden Loop of 102.07 feet and a rear line of 104+ feet; easterly side line of 204+ feet and a westerly side line of 183+ feet. Dimension are more or less an actual stream and lake location governs and determines streams and lake lot side line rear dimensions.

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

PARCEL NO. 19/4C/1/71  
PIN 19634504844435

Title to said premises is vested in Theresa Cafone by

## MONROE LEGAL REPORTER

deed from Theresa Cafone and Donna Cavallaro dated August 24, 2007 and recorded September 13, 2007 in Deed Book 2316, Page 1353.

Being Known As: 914 Linden Loop Road, Pocono Summit, Coolbaugh and Tobyhanna, Monroe County, PA 18346

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

**THERESA CAFONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 3956 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, JUNE 26, 2014**

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

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

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

BEGINNING at an iron pin on the Westerly line of Valley View Drive, a common corner of Lot No. 2 and Lot No. 3 as shown on a plan titled "Final Plan, Pleasant Valley Acres", dated August 1, 1986 and recorded September 19, 1986 in Plot Book Volume 58, Page 218; thence by said Lot No. 3, South 80 degrees 54 minutes 11 seconds West 320.46 feet to an iron pin in line of land of Frank Cishek; thence by said land of Frank Cishek, North 7 degrees 26 minutes 42 seconds West 99.06 feet to an iron pin; thence by Lot No. 1, North 82 degrees 33 minutes 18 seconds East 160.00 feet to an iron pin; thence by the same, North 7 degrees 36 minutes 40 seconds West 281.61 feet to an iron pin on the Southerly line of Township Road No. 411 (Frantz Road); thence along said Southerly line of Township Road No. 411, North 82 degrees 23 minutes 20 seconds East 121.19 feet to a point on curvature; thence along the intersection of said Southerly line of Township Road No. 411 with the aforementioned Westerly line of Valley View Drive on a curve to the right having a radius of 30.00 feet for an arc length of 46.35 feet (chord bearing and distance being South 53 degrees 21 minutes 15 seconds East 41.87 feet) to a point of tangency; thence along said Westerly line of Valley View Drive, South 9

degrees 05 minutes 49 second East 342.79 feet to the place of Beginning, CONTAINING 1.685 acres of land and Being Lot No. 2 as shown on the above-described plan.

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions to which the hereby granted lot or piece of ground and any building and/or structure which may hereafter be erected hereon shall be and remain subject.

1. RESIDENTIAL USE: no part of said lot or property shall be used for any purpose other than private residential. No structure shall be erected on said lot or any part hereof, other than one detached single-family dwelling house or residence, and a swimming pool which may have a bath house or cabana incident thereto, a private garage and other attractive structures, all of which should be incident to and used only for private single family residential use. No motor vehicle other than pleasure automobiles shall be placed, stored or parked on or about said premises, except in an enclosed garage. No trace of business of any kind shall be conducted upon said property or any part thereof, nor shall said property or any part thereof be used for any offensive, malodorous or obnoxious purposes. These restrictions, however, shall be deemed to prohibit the maintenance and conduct of a single professional or similar type office in said house or residence and construction of a sample home and the selling of other homes from said sample home.

2. BUILDING LINE: No building or structure shall be erected or built within twenty feet from any party line and forty feet from any road or street line.

3. EXCAVATIONS: No excavation shall be made on said lot except for the purpose of building thereon in accordance with these restrictions and the approvals therein provided, and then only at the time when building operations are to commence. No sand, gravel or any earth or ground materials or minerals of any nature whatsoever shall be removed from the premises except as part of such construction without the written consent of the Grantor.

4. COMPLETION: The following shall be completed with one year after the commencement of any construction on the above described premises: The outside shell and painting of any buildings; clean-up of brush, felled trees, stumps and other debris of any nature whatsoever and rough grading.

5. OUTBUILDINGS: No shacks, no single or double wide mobile homes, either with or without foundations or any building with a metal frame, or unsightly structure shall be erected or maintained on said lot. No garage, other outbuilding and any structure of a temporary character shall at any time be used as a residence, either temporary or permanent.

6. LIVESTOCK RESTRICTION: No livestock shall be kept on any said lot area, except household pets. No animals shall be kept on the premises in conjunction with any business, including but not limited to veterinarians.

7. SIGNS, POSTERS, ADVERTISEMENTS: No signs, posters or advertisements of any kind of description shall be erected, maintained or displayed on the lot or any part thereof, visible to public view, other than (a) usual name and street number sign; (b) usual small professional signs; (c) "For Sale" signs, provided that any "For Sale" sign shall be no larger than two feet by three feet and shall not be placed and maintained with 25 feet from any street line.

8. CLEANLINESS OF PREMISES: This lot shall be kept and maintained in a clean, slightly and sanitary conditions; all garbage trash and refuse shall be kept in sanitary and reasonable attractive containers and taken or carried away at least weekly; and all lawns and yards shall be properly maintained in keeping with the general maintenance of the community.

9. STORAGE: At no time shall any equipments, appliances, merchandise, construction materials and other materials and goods of any nature whatsoever, other than those normally incident to private residential use, be stored outside of an enclosed building to as to prevent an unsightly appearance and detract from the beauty of the community.

10. EXCEPTIONS AND RESERVATIONS FOR PUBLIC UTILITIES: Easements and rights of way are hereby excepted and reserved on, over and under

## MONROE LEGAL REPORTER

said lot or premises wherever necessary for poles, wires, pipes and conduits for lighting, heating, electricity, gas, water, telephone and any other public or quasi-public utility service purposes, and for sewers and pipes of various kinds for the benefit of said lot, other lands of Grantor adjoining thereto and other lots in the community, all of which shall be confined so far as practicable to an area of five feet along all of the lot lines, and in no event exceeding ten feet, including the front, rear and both side lines, together with the right of access thereto at any time for the purpose of further construction and repair. No building or other permanent structure shall be erected or maintained on any part of any area herein excepted and reserved as an easement and/or right of way.

11. SUBDIVISION: The above described premises shall not be subdivided, whether or not the premises hereby conveyed shall contain or consist of two or more lots on said lot plan, except as herein specifically proved as follows: Lots may be subdivided from the original lot plan.

12. DURATION OF RESTRICTIONS: All of the aforesaid conditions, restrictions and agreements shall be covenants running with the land, and in any deed of conveyance of the above described premises, or any part thereof, the same shall be incorporated in such deed and deeds of conveyance as fully as the same are contained herein.

13. As used above, the word Grantor shall include the heirs and assigns of the Grantor as to the remainder of the tract of which the above described lot is a part; the word grantee as used above shall include the above-named Grantee or Grantees in this indenture, whether singular or plural, and all executors, administrators, heirs, assigns and successors of said Grantee.

ALSO: UNDER AND SUBJECT to the restrictive covenants required to be set forth and included in this conveyance pursuant to Regulation No. 405.05 of the subdivision Regulations adopted on July 16, 1965 by the Commissioners of Monroe County, hereinafter referred to as Commissions, which regulations are administered by the Monroe County Planning Commission, hereinafter referred to as the commission, which restrictions are as follows:

A. All wells and sanitary facilities shall be installed within the recommended areas as shown on the plan of lots of Grantor, approved by the Commission and recorded as above provided, except by written approval of proper public health authorities and the same shall be constructed in accordance with the recommended standards of proper health authorities. Grantor assumes no liability, obligation and responsibility in reference to determining whether such facilities and the plans and specifications for any purpose whatsoever.

B. In the event Grantor fails or is unable to enforce the provision of the restrictive covenants set forth in Paragraph 14 above, in reference to wells and sanitary facilities, there is conferred upon the Commissions and the Commission the right to enforce said restrictions.

Having erected thereon a dwelling known as 2 Valley View Drive, Brodheadsville, PA 18322.

Parcel No. 02/21/37-4

Pin No. 02625800314662

Being the same premises which Steven E. Krouse and Tara L. Krouse by deed dated 01/08/09 and recorded on 02/02/09 in the Recorder of Deeds of Monroe County, Pennsylvania in Instrument No. 200902383, granted and conveyed unto Axel A. Carlo and Evon Soto.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
AXEL A. CARLO  
AND EVON SOTO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 401 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, JUNE 26, 2014**

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

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

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

BEGINNING at a point in the public road known as T.R. 520, said point lying distant one hundred fifty-six and fifty-one one-hundredths feet on a course of South thirty-eight degrees forty-five minutes East, from the northwesterly corner of the overall tract, of which this tract was formerly a part: THENCE through other lands of the said William George Booth and Lorraine Booth, his wife, of which this was formerly a part, North seventy-three degrees thirty minutes East two hundred seventy-eight and seventy-two one-hundredths feet to an iron pipe along line of lands now or late of Harry Katon, formerly Harry Katz; thence along line of lands of said Harry Katon or Harry Katz, South thirty-eight degrees forty-five minutes East one hundred sixty-seven feet to an iron pipe; thence through other lands of said William George Booth and Lorraine Booth, his wife, of which this tract was formerly a part, South seventy-three degrees thirty minutes West two hundred seventy-eight and seventy-two one-hundredths feet to a point in the aforesaid public road, T.R. 520; thence in and along the said public road North thirty-eight degrees forty-five minutes West one hundred sixty-seven feet to the point and place of BEGINNING. CONTAINING: 1.06 Acres, more or less.

TOGETHER with the right to take water from a certain drilled well situate on premises of William George Booth and Lorraine Booth, his wife, of which the herein conveyed premises was formerly a part, said well lying, being and situate in northerly direction from the premises herein conveyed, in common, however, with said William George Booth and Lorraine Booth, his wife, their heirs and assigns, together with the right to lay a pipeline from the premises herein conveyed to said well and to maintain and replace the same, provided, however, that this right may be terminated by William George Booth and Lorraine Booth, his wife, their heirs, executors, administrators or assigns, on or after 1 January 1988 by giving written notice of such intention; the cost of maintaining said well, meanwhile, including the cost of electricity, to be borne equally by the parties using said well.

BEING THE SAME PREMISES which Christine Fagan, by deed recorded 02/25/2008 in Book 2327



## MONROE LEGAL REPORTER

Page 8750 conveyed to Audrey J. Hagan and William J. Hagan.

Pin #: 16731100866580

Tax Code #: 16/7/3/37-3

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

**AUDREY J. HAGAN**

**WILLIAM J. HAGAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4073 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, JUNE 26, 2014**

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

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

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

BEGINNING at a point from which an Iron pipe marking the southerly most common corner of lands of Austin T. Blakeslee, Jr. and Fred Hales and which lies in line of lands; now or formerly of Blue Ridge Real Estate bears South fifty three (53) degrees twenty three (23) minutes, twenty eight (28) seconds West, six hundred twenty and no hundredths (620.00) feet; thence by lands of Fred Hales North fifty three (53) degrees twenty three (23) minutes twenty eight (28) seconds East, two hundred seven and forty hundredths (207.40) feet to a point from which an iron pipe marking the northerly most common corner of lands of Austin T. Blakeslee, Jr. and Fred Hales bears North fifty three (53) degrees, twenty three (23) minutes twenty eight (28) seconds East, eighteen and no hundredths feet (18.00) feet; thence by other lands of Austin T. Blakeslee, Jr. of which this was formerly a part South thirty six (35) degrees thirty six minutes thirty two (32) seconds East, four hundred twenty and no minutes thirty two (32) seconds East, four hundred twenty and no hundredths (420.00) feet to a point; thence by the same South fifty three (53) degrees twenty three (23) minutes twenty eight (28) West, two hundred seven and forty hundredths (207.40) feet to a point; two hundred seven and forty hundredths (207.40) feet to a point; thence by the same North thirty six (36) degrees thirty six (36) minutes thirty two

(32) seconds West four hundred twenty and no hundredths (420.00) feet to the point of BEGINNING. CONTAINING 2.000 acres more or less.

BEING THE SAME premises which Zelma Bogdan, single by Deed dated December 14, 2006 and recorded on December 19, 2006 in the Office for the Recording of Deeds, Monroe County, PA in Record Book 2291 at Page 751, granted and conveyed into Joseph Bogdan, Jr., single.

Tax parcel No.: 19/19/1/12-13

PIN No.: 19-5394-00-09-1171

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

**JOSEPH BOGDAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES VINCENT FARERI,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4306 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN townhouse unit, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Unit A on the attached exhibit titled 'As-Built Map of Survey, Unit 48, Northslope III', dated June 29, 2004 as prepared by Frank J. Smith Jr., Inc., Professional Land Surveyors of Marshalls Creek, PA, more fully described as more fully described as follows, to wit:

DESIGNATED as Unit Number 48A of Lower Ridge View Circle, Northslope III at Shawnee Valley, Monroe County, Pennsylvania as the lot designation appears on those certain final plat plans and final layout plans entitled 'Shawnee Valley, Stage 1A' recorded in the Office of the Recorder of Deeds, Monroe County, Pennsylvania in Plot Book 75 page 7.

BEGINNING at the most Northeasterly corner of Unit 48-A, said corner being South 11 degrees 05 minutes 16 seconds West 54.09 feet from centerline P.C. Station -46 in Lower Ridge View Drive, as shown on the above mentioned plan.

THENCE (1) through lands nor or formerly of Northslope III, South 17 degrees 27 minutes 31 seconds West 28.00 feet to a point;

THENCE (2) through the same, North 72 degrees 32 minutes 29 seconds West 20.00 feet to a point in line of Unit 48-B;

THENCE (3) by said Unit 48-B and through said lands of Northslope III, North 17 degrees 27 minutes 31 seconds East 30.00 feet to a point;

THENCE (4) through said lands of Northslope III, South 72 degrees 32 minutes 29 seconds East 9.67 feet to a point;

THENCE (5) through the same, South 17 degrees 27 minutes 31 seconds West 2.00 feet to a point;

THENCE (6) through the same, South 72 degrees 32

## MONROE LEGAL REPORTER

minutes 29 seconds East 10.33 feet to the place of BEGINNING.

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

TITLE TO SAID PREMISES VESTED IN Sandi McIntyre from Nicolas P. Kessler, by Deed, dated 01/13/2007 and recorded 02/05/2007 in Book 2295 Page 6997.

TAX CODE: 09/96747/48A

TAX PIN: 09733201397973A

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

Record Book Vol. 2156, Page 5487, granted and conveyed unto Brett Mellett and Jaclyn Mellett, his wife. UNDER AND SUBJECT TO all conditions, covenants and restrictions as of record.

PROPERTY BEING KNOWN AS: 106 Dillon Road, Saylorsburg, Pennsylvania 18343, formerly known as HC1 Box 75, Mountain Road, Ross Township, Saylorsburg, PA 18343.

Being Monroe County Tax Parcel #15/1/17

Pin #15-6276-00-62-2941

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

**BRETT MELLETT  
JACLYN MELLETT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD BRENT SOMACH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4349 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a stone on the south side of public road leading from Wind Gap to Kunkletown, called the Mountain Road; thence by land of I.T. Davis, South two and three-fourths degrees East, thirty-seven and four-tenths perches to a stone in line of land of I.T. Davis; thence by land of said I.T. Davis, North eighty-eight degrees East eleven perches to a stone; thence by land of Mary Buskirk, North two and three-fourths degrees West eighty-seven and four-tenths perches to a stone on the South side of the aforesaid road leading from Wind Gap to Kunkletown; thence along the South side of said road, South eighty-six and one-half degrees West eleven perches to the place of BEGINNING.

Monroe County Tax Code: 15/1/17

BEING THE SAME PREMISES which Walter C. Hill, Jr. and Jaclyn Hill, his wife, by Deed dated June 9, 2003 and recorded on June 16, 2003 in the Office of the Recorder of Deeds in and for Monroe County, in

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4367 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, bounded and described with bearings from the Magnetic Meridian of April 21, A.D. 1924, as follows, to wit:

BEGINNING at an iron bolt in the Public Road leading from Kellersville to Stroudsburg, said bolt being also a corner of land of William S. Lesh, thence by land of grantor of which this was a part and along public road, south 84 degrees 30 minutes west 265 feet to an iron bolt in said road; thence leaving the road and by the same South 1 degree West 312 feet to a stake in a mutual line of lands of Joseph A. Metzgar; thence by land of said Joseph A. Metzgar along a mutual line of established by said Joseph A. Metzgar and said George H. Lesh, on April 21, 1924, to be the mutually agreed upon boundary between their respective properties, north 88 degrees 35 minutes East 263 feet to a point in the McMichaels Creek; thence by land of said Joseph A. Metzgar and land of aforementioned Wm. S. Lesh, North 1 degree East 330.5 feet to the Place of Beginning.

CONTAINING 1.93 acres, be the same more or less. UNDER AND SUBJECT to Covenants, Conditions,

## MONROE LEGAL REPORTER

Easements, Restrictions and Reservations as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Joy A. Marsh, by Deed from Lester W. Marsh, widower of Betty M. Marsh, dated 06/11/1999, recorded 06/15/1999 in Book 2064, Page 9893.

TAX CODE: 07/9/2/43

TAX PIN: 07627900833496

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

**JOY A. MARSH**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4445 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN Lot No. 15, Block 1407, Section 14, as shown on the Map of Arrowhead Lakes, Coolbaugh Township, Monroe County, Pennsylvania and recorded in the Recorder's Office in and for Monroe County in Plot Book No. 25, page 17.

UNDER AND SUBJECT to the restrictions, covenants and conditions as set forth in Record Book 1747 page 893.

TOGETHER with all rights and privileges as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED in Kelly L. Deutsch, by Deed from Theresa L. Devine, widow, dated 09/01/2000, recorded 09/05/2000 in Book 2083, Page 7650.

TAX CODE: 03/19A/1/79

TAX PIN: 03539720817013

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

**KELLY L. DEUTSCH**

**BENJAMIN F. DEUTSCH**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4642 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, JUNE 26, 2014**

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

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

All that certain Lot, Parcel or Piece of land, situate in the Township of Tunkhannock, County of Monroe, State of Pennsylvania, known as Lot 1618, Section S-II of Stonecrest Park, as shown on a map recorded in Plot Book Volume 9, Page 215.

Under and Subject to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PARCEL NO. 20/92552

PIN 20632104546966

Title to said premises is vested in Ianthe Hughes by deed from FV-1, INC. BY WILSHIRE CREDIT CORPORATION AS ATTORNEY IN FACT dated June 17, 2005 and recorded August 9, 2005 in Deed Book 2235, Page 6064.

Being Known As: 1618 Valley View Drive, Blakeslee, Tunkhannock, Monroe County, PA 18610

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**IANTHE HUGHES**

**A/K/A CYNTHIA I. HUGHES**

**A/K/A CYNTHIA IANthe BAILEY**

**A/K/A CYNTHIA I. BAILEY**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 4952 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, JUNE 26, 2014**

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

PURCHASERS MUST IMMEDIATELY PAY 10% OF

## MONROE LEGAL REPORTER

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

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA,

BEING KNOWN AS 2911 Northampton Road, Tobyhanna, PA 18466

PARCEL NUMBER: 3/93261

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MANUEL GARCIA

OLGA GARCIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE BELLINO,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 49 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN property in the **Chestnuthill Township**, County of Monroe and State of Pennsylvania, Parcel ID # 02/6B/1/99, being more fully described in the Deed dated March 19, 2003, and recorded March 24, 2003, in the land recorded of the County and State set forth above, in Deed Book 2148, page 2183.

More particularly described as follows:  
ALL THAT CERTAIN lot situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 30, Section Five, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by YEP & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, Page 43.

BEING the same premises which UNIVERSAL INDUSTRIES, INC., by Deed dated April 2, 1982, and recorded April 7, 1982, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 1175, Page 284, granted and conveyed unto JEROLD A. BELL and ALICE A. BELL, Grantors hereof, in fee.

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

PARCEL ID # 02/6B/1/99  
PIN # 02634103119273

Commonly known as 530 Rocky Mountain Drive, North, Effort, PA 18330.

TITLE TO SAID PREMISES IS VESTED IN Khald Hayat and Nosheen Hayat, husband and wife from Jerold A. Bell and Alice A. Bell, husband and wife, dated 03/19/2003 and recorded 03/24/2003 in Book

2148, Page 2138.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KHALD HAYAT

NOSHEEN HAYAT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHANDRA M. ARKEMA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 500 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN property situated in the **Township of Chestnuthill** in the County of Monroe and Commonwealth of Pennsylvania, being described as follows: Lot 8, Being more fully described in a deed dated 08/06/1996 and recorded 08/07/1996, among the land records of the county and state set forth above, in Deed Volume 2027 and Page 9792. Address: 1340 Jonas Ct.; Effort, PA 183309785  
Being Known As: 1340 Jonas Court, (Chestnuthill Township), Effort, PA 18330

TAX CODE: 2/90049

PIN NO.: 02633004530231

TITLE TO SAID PREMISES IS VESTED IN Thomas Kempf, Sr and Barbara Kempf, husband and wife, as tenants by the entireties by deed from Thomas G. Kishbaugh and Lisa J. Kishbaugh, husband and wife, and Donald S. Kishbaugh and Mary Kishbaugh, husband and wife dated 08/06/1996 recorded 08/07/1996 in Deed Book 2027 Page 9792.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA KEMPF

THOMAS KEMPF 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

# MONROE LEGAL REPORTER

Pennsylvania  
NICOLE B. LABELLETTA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5015 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**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 south line of Davids Road which road is 20 feet wide, and which point is located South 77 degrees 18 minutes west two hundred sixty-five and five-tenths feet from the intersection of the west line of Barry Road and the South line of Davids Road; thence continuing along the South line of said Davids Road South 77 degrees 18 minutes West 100 feet to a corner of Lot No. 278; thence along the East side of Lot No. 287, South 12 degrees 42 minutes East 150 feet to a corner of Lot No. 279; thence along the North side of said Lot No. 279, North 77 degrees 18 minutes East 100 feet to a corner of Lot No. 282; thence along the west side of said Lot No. 282, North 12 degrees 42 minutes West 150 feet to the place of Beginning.

**BEING** Lot No. 280 on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer in July 1952. The improvements thereon being commonly known as 1414 Davids Road.

**THIS CONVEYANCE** is made together with rights and privileges and UNDER AND SUBJECT to covenants, conditions, exceptions and reservations as more fully set forth in the chain of title.

PARCEL NO. 02/15/2/37  
PIN 02632002968809

Title to said premises is vested in Troy D. Fry and Corinne M. Fry, husband and wife, by deed from JAMES A. TRINKLEY AND SOPHIA M. TRINKLEY, HUSBAND AND WIFE, dated April 26, 2006 and recorded May 1, 2006 in Deed Book 2265, page 8296. Being Known As: 1414 David Road, Effort, Chestnuthill, Monroe County, PA 18330.

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

**TROY D. FRY  
CORINNE M. FRY**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5029 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel of land situate in the **Township of Chestnuthill**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 121-B as shown on a plan of lots entitled "Meadowlake Park, Chestnuthill and Hamilton Townships, Monroe County, Pennsylvania," by Guyton Hempter & Associates, inc., dated July 1, 1966 and revised July 15, 1966 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 10 Page 165. Being Known As: 121 Koehler Road, Saylorsburg, PA 18353

TAX CODE: 2/1A/1/89

PIN NO.: 02626803425707

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Wieczerek and John Wieczerek, h/w by deed from The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of July 1, 1996, CTS Home Equity Loan Trust 1996-1, by its Attorney-In-Fact, Option One Mortgage Corporation dated 11/26/2001 recorded 12/19/2001 in Deed Book 2111 Page 2068.

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

**JOHN WIECZERZAK  
LISA WIECZERZAK  
A/K/A LISA M. WIECZERZAK**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5036 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

## MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe in the Easterly side of Lake Shore Drive distant thirty-four and ninety-five one-hundredths feet (Southwardly along the easterly side of Lake Shore Drive) from a common corner of Lots 10 and 11, Section 2 on Plan of Lake View Terrace, Saylors Lake, Monroe County, Pennsylvania, thence extending South forty-two degrees forty-eight minutes thirty seconds West a distance of fifty-one and twenty-two one hundredths feet to a point; thence, 50uh sixty degrees thirty-nine minutes thirty seconds West five feet to a point, a corner of Lot No. 7; thence South fifty-three degrees twenty-two minutes thirty seconds East along the division line between Lots Nos. 7 and 8, a distance of one hundred twelve and eight one-hundredths feet to a point -; thence, North thirty-six de9rees three minutes East a distance of Sixty-nine and ninety one-hundredths feet to a point, a corner of Lot NO. 10; thence, extending North sixty-one degrees sixteen minutes thirty seconds west along the division line between Lots Nos. 9 and 10, a distance of one hundred four and eighty-two one-hundredths feet to a point on the Easterly side of lake Shore Drive, the place of BEGINNING.

TOGETHER with all rights and privileges more fully described in Deed of John T. Williams et ux to Melvin J. Miller et ux, dated November 20, 1961, and recorded in the aforesaid Office in Deed Book 290, page 75 ac.

BEING THE SAME PREMISES which Michelle Cray, Administrator of the Estate of Dominic Digesu, by deed dated 03/24/2004 and recorded 04/08/2004 in Book 2186 Page 7047 conveyed to Michelle Cray. Pin #: 7/12/2/16-16

Tax Code #: 07627710362962

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 503 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, State of Pennsylvania, known as Lot No. 306, Section 2 of Linmar Estates as shown on a Map recorded in Plot Book 59, Page 182.

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

PARCEL NO. 17/17A/2/16  
PIN 17638002881469

TITLE TO SAID PREMISES VESTED IN Robert P. Graff and Jennifer D. Graff by deed from MATT RITCHIE, SINGLE, dated April 30, 1996 and recorded May 1, 1996 in Deed Book 2024, Page 8803.

Being Known As: 306 Linmar Drive, Stroudsburg, Stroud, Monroe County, PA 18360

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

**ROBERT P. GRAFF  
JENNIFER D. GRAFF**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTINE L. GRAHAM,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5102 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, JUNE 26, 2014**

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

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

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 81 ABC, block A-114 as set forth on a map entitled plan of lots, Arrowhead Lake, section Eleven, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in plat book 10, page 5 on June 2, 1965.

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

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

TITLE TO SAID PREMISES VESTED IN Christopher D. Baker, by Deed from Janet L. Brugnoi, dated 10/26/2007, recorded 11/06/2007 in Book 2320, Page 4494.

TAX CODE: 03/20A/2/11  
TAX PIN: 03539608893639

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

**CHRISTOPHER D. BAKER**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5173 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 24, 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, privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

UNDER AND SUBJECT to a Common Access Easement for the purpose of ingress, egress and regress to be used in common with Lot 23 and Lot 24, more fully described as follows, to wit:

BEGINNING at a pin on the southerly side of Brook Song Way, said pin being a common corner of Lot 22 and Lot 23;

1.) THENCE along Lot 23 and the southerly side of Brook Song Way, North 78 degrees 16 minutes 26 seconds East 15.00 feet to a PK nail, a common corner of Lot 23 and Lot 24;

2.) along the southerly side of Brook Song Way and Lot 24, North 78 degrees 16 minutes 26 seconds East 15.00 feet to a pin, a common corner of Lot 24 and Lot 25;

3.) THENCE along Lot 25, South 11 degrees 43 minutes 34 seconds East 160.000 feet to a pin in line of Lot 25 and Lot 24;

4.) THENCE in Lot 24, South 07 degrees 53 minutes 31 seconds West 10.30 feet to a point in Lot 25;

5.) THENCE along Lot 24, South 34 degrees 07 minutes 23 seconds West 41.52 feet to a point;

6.) THENCE in the same, North 55 degrees 52 minutes 37 seconds West 15.00 feet to a point in line of Lot 24 and Lot 23;

7.) THENCE in Lot 23, North 55 degrees 52 minutes 37 seconds West 15.00 feet to a point;

8.) THENCE in Lot 23, North 34 degrees 07 minutes 23 seconds East 24.55 feet to a point in line of Lot 22;

9.) THENCE along Lot 22, North 78 degrees 16 minutes 26 seconds East 6.54 feet to a pin;

10.) THENCE along Lot 22, North 11 degrees 43 minutes 34 seconds West 160.00 feet to the place of BEGINNING.

UNDER AND SUBJECT to the covenants, conditions and restrictions which shall be covenants running with the land which are more fully described in Book 2082 Pages 3512-3516.

TITLE TO SAID PREMISES VESTED IN Mark L. McRae and Sonia A. Lashley-McRae from LTS Development, Inc., by Special Warranty Deed, dated 07/31/2000 and recorded 8/3/2000 in Book 2082 Page 3510.

TAX CODE: 16/90954

TAX PIN: 16731102985555

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

**MARK L. MCRAE**

**SONIA A. LASHLEY-MCRAE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5250 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot, piece or parcel of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 40, Section 1, as shown on map entitled 'Final Plan, Section No. 1, Sunset Pocono', dated February 26, 1973, revised March 1, 1973, and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 19, at Page 55.

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 Alfred R. Jost and Pamela T. Mills Jost, h/w, by Deed from Alfred R. Jost and Pamela Mills, n/b/m Pamela T. Mills Jost, h/w, dated 07/23/1996, recorded 07/30/1996 in Book 2027, Page 6881.

TAX CODE: 12/5B/1/42/

## MONROE LEGAL REPORTER

TAX PIN: 12637404632992  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ALFREDO R. JOST  
PAMELA T. MILLS JOST**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5347 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

LAND SITUATED IN the Township of Coolbaugh in the County of Monroe in the State of PA.

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

Being Known As: 1138 Glendale Terrace, Tobyhanna, PA 18466

TAX CODE: 3/9E/1/65

PIN NO.: 03635808898935

TITLE TO SAID PREMISES IS VESTED IN Carline Victor, single by deed from Deutsche Bank Trust Company Americas F/K/A Bankers Trust Company, as Trustee and Custodian by Saxon Mortgage Services, Inc., F/K/A Meritech Mortgage Services, Inc., as its Attorney-In-Fact dated 12/22/2004 recorded 01/24/2005 in Deed Book 2214 Page 1691.

Having been erected thereon a single family dwelling.

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

**CARLINE VICTOR**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5416 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Mt. Pocono, County of Monroe, and Commonwealth of Pennsylvania, known as Lot #13 on a Subdivision Plan of Section 4, Pine Hill Park as recorded in the Office for Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 and 83.

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

BEING THE SAME PREMISES which Ralph M. Eggert and Melinda J. Eggert, husband and wife, by deed dated 08/14/2006 and recorded 08/17/2006 in Book 2277 Page 8006 conveyed to Richard Bethel and Allison Sacknoff.

Pin #: 10635616928514

Tax Code #: 10/2A/1/46

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

**RICHARD BETHEL**

**ALLISON SACKNOFF**

**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, Penna.



## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5575 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 133, Section One, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, Page 61.

Under and subject to Restrictions as contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Manuel A. Pereira, by Deed from Manuel A. Pereira and Nazare Pereira, h/w, dated 09/28/2010, recorded 09/29/2010 in Book 2376, Page 5018

TAX CODE: 02/14B/1/116

TAX PIN: 02633002586142

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 5973 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

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 pin in line of lands now or formerly of Harold L. Kregar;

THENCE, by lands intended to be conveyed to Vane Smale by the Fred Smale Estate, the grantor herein, of which this lot was formerly a part, North eighty-three degrees, twenty minutes West (N. 83 degrees 20 minutes W.) (at 8.5 feet passing over a pipe, at 245.95 feet passing over a pipe) two hundred seventy and ninety-five one-hundredths feet (270.95 feet) to a point in Middle Creek;

THENCE, in ad along the center of said creek by lands of Johnson Brothers and by other lands of Fred Smale Estate, North five degrees, fifty-nine minutes, fifty seconds West (N. 5 degrees 59 minutes 50 seconds W.) one hundred twenty-five and ninety-seven one-hundredths feet (125.97 feet) to a point in said creek;

THENCE, by said lands of Fred Smale Estate continuing in said creek, North eleven degrees, fifty-three minutes, ten seconds East (N. 11 degrees 53 minutes 10 seconds E.) seventy-one and twenty-eight one-hundredths feet (71.28 feet) to a point in the middle of said creek;

THENCE, by the same, North forty-seven degrees, no minutes, ten seconds East (N. 47 degrees 00 minutes 10 seconds E.) one hundred forty-six and five one-hundredths feet (146.05 feet) to a point in said creek, a corner of lands of Harold Burger;

THENCE, continuing in said creek by lands of said Fred Smale Estate for the following three (3) courses and distances:

(1). North twenty-nine degrees, fifty-six minutes, ten seconds East (N. 29 degrees 56 minutes 10 seconds E.) one hundred sixty-six and six one-hundredths feet (166.06 feet);

(2). North sixty-four degrees, thirty-nine minutes, forty seconds East (N. 64 degrees 39 minutes 40 seconds E.) two hundred twelve and fourteen one-hundredths feet (212.14 feet);

(3). North thirty-seven degrees, forty-six minutes East (N. 37 degrees 46 minutes E.) ninety-four and three tenths feet (94.3 feet) to a point in said creek;

THENCE, leaving said creek by lands of the same, South eighty-two degrees, thirty-five minutes East (S. 82 degrees 35 minutes E.) forty-seven and twenty-six one-hundredths feet (47.26 feet) to a pipe;

THENCE, by the aforesaid lands of Harold L. Kregar, South forty-eight degrees, fifty-six minutes West (S. 48 degrees 56 minutes W.) two hundred seventy-eight and ninety-one one-hundredths feet (278.91 feet) to a pipe;

THENCE, by the same, South one degree, two minutes West (S. 01 degree 02 minutes W.) four hundred forty-five and seventy-five one-hundredths feet (445.75 feet) to the place of beginning.

CONTAINING 2.5 acres, more or less.

There is also granted to the Grantees herein, k their heirs and assigns, a right-of-way over and across a strip of land fifteen feet (15 feet) in width lying seven and one-half feet (7-½ feet) on each side of the following described centerline:

BEGINNING at a point which is distant 7.54 feet on a course of North eighty-three degrees, twenty minutes West (N. 83 degrees 20 minutes W.) from the beginning corner of the 2.5 acre lot above described;

THENCE, running from said beginning point, South one degree, two minutes West (S. 01 degree 02 minutes W.) two hundred sixty feet (260 feet) more or less, to a point in Pa. State Highway No. 209.

The above right-of-way to be used in common by the grantors herein, their heirs and assigns with the grantees herein, their heirs and assigns.

UNDER AND SUBJECT to the restrictions, conditions, and covenants as contained on prior deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Michael Keiper and Rebecca Keiper, h/w, by Deed from Barbara Getz and Vane Smale, Jr., Co-Executors

## MONROE LEGAL REPORTER

under the Last Will and Testament of Vane Smale, aka Vane W. Smale, deceased, dated 10/16/2003, recorded 10/23/2003 in Book 2171, Page 6349.

TAX CODE: 13/6/1/102-4

TAX PIN: 13622701268116

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

**MICHAEL KEIPER**

**REBECCA KEIPER**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6000 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 630, 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, 13, 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.

Further described as follows:

All that certain piece of parcel of land situated, lying and being in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at an iron pin on line of Lot No. 629 and Lot No. 630, said point lying N30 degrees 31 minutes 06 seconds E 84.50 feet along Lots 629 and 630 from the centerline of Deerwood Terrace as shown on a subdivision plan entitled Pocono Country Place, Section J, prepared by V.E.P. Associates, dated January 1974 and recorded in Map Book 22, Page 13; thence through Lot No. 630 the following (3) bearings and distances:

(1) N19 degrees 13 minutes 00 second W 33.35 feet to an iron pin;

(2) N78 degrees 13 minutes 51 seconds E 16.76 feet to an iron pin;

(3) N68 degrees 44 minutes 36 seconds E 21.09 feet to an iron pin on line of Lot. No. 629; thence along Lot No. 629 S30 degrees 31 minutes 06 seconds W 49.40 feet to the point and place of beginning. Containing 597 square feet.

The above description shown on a plot plan, entitled Pocono Country Place, Section J, Lot No. 630, prepared by Richard C. Storm, P.L.S., dated revised October 9, 1996.

TITLE TO SAID PREMISES VESTED IN Robert A. Davenport, Sr., an individual and Pamela Patterson, an individual, as joint tenants with the right of survivorship, by Deed from Robert A. Davenport, Sr., an individual and Pamela Patterson, an individual, as joint tenants with the right of survivorship, dated 12/27/1996, recorded 01/02/1997 in Book 2032, Page 3836.

TAX CODE: 03/9C/1/61

TAX PIN: 03635914324835

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

**ROBERT A. DAVENPORT, SR.**

**PAMELA D. PATTERSON A/K/A PAMELA PATTERSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6049 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 229, Section F, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Pages 101, and 105.

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

Being Known As: 229 Bell Aire Drive, (Stroud Township), Stroudsburg, PA 18360

TAX CODE: 17/15F/1/229

PIN NO.: 17639203132198

TITLE TO SAID PREMISES IS VESTED IN Oyetokun Banmeke by Deed from George t. Campbell and Susan Campbell, his wife dated 04/16/2004 recorded 04/16/2004 in Deed Book 2187 Page 3455.

Having been erected thereon a single family dwelling.

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

**OYETOKUN BANMEKE**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KATHERINE E. KNOWLTON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6057 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in the easterly edge of the cul-de-sac of Leisure Drive, said pin also marking the southeast corner of Lot No. 306 of Rossland Lakes, Section C; thence along said Lot No. 306 North forty-seven (47) degrees ten (10) minutes twenty-five (25) seconds East two hundred fifty-three and ninety-nine one-hundredths (253.93) feet to an iron pin; thence along Lot No. 111 South twenty-nine (29) degrees fifty-six (56) minutes thirty (30) seconds East two hundred fifty-one and eighteen one-hundredths (251.18) feet to an iron pin; thence along Lot No. 112 South six (6) degrees ten (10) minutes fifty-two (52) seconds East twenty-nine and fifty-three one-hundredths (29.53) feet to an iron pin; thence along Lot No. 308 South seventy-two (72) degrees twenty-nine (29) minutes thirty (30) seconds West three hundred twelve and five one-hundredths (312.05) feet to an iron pin in the easterly side of Leisure Court; thence along the easterly side of Leisure Court North seventeen (17) degrees thirty (30) minutes thirty (30) seconds West fifty and fifty-six one-hundredths (50.56) feet to a point of curve; thence along same, on a curve to the right having a radius of sixty (60) feet, a distance of fifty and forty-six one-hundredths (50.46) feet to a point; thence along the easterly side of a cul-de-sac, along a curve to the left having a radius of sixty (60) feet, a distance of seventy-six and eighty-nine one-hundredths (76.89) feet to the place of beginning.

CONTAINING one and four hundred twelve one-thousandths (1.412) acres and being Lot No. 307, Rossland Lakes, Section C.

UNDER AND SUBJECT, nevertheless, to the restrictions contained in Deed Book Volume 963, Page 26. IT BEING THE SAME PREMISES which Susan Elizabeth Hughes, formerly known as Susan Elizabeth Storm, by her Indenture bearing date the nineteenth day of July, A.D. 1990, for the consideration therein mentioned, granted and conveyed unto the said

Robert L. Pepe and Roxann Pepe, his wife, and to his heirs and assigns, forever, as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 1743, Page 1681, etc., relation being thereunto had, more fully and at large appears.

Being known as 307 Leisure Court, Saylorsburg, Pennsylvania, 18353, ad having Monroe County Uniform Parcel Identifier; 15/3A/2/8; pin 15626703009015.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROBERT L. PEPE  
AND ROXANN PEPE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALFRED S. PIERCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6148 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN 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 426, Section P-1 as shown and designated on plan of Indian Mountain Lakes, Section P-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, date March 1, 1973 and recorded May, 1973 at the Recorder of Deeds for Monroe County, Map Book 19, Page 39.

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

TITLE TO SAID PREMISES VESTED IN Roman D. Urena and Natalia H. Tatis, h/w, by Deed from Kevin Jacobs, an unmarried man, dated 07/20/2004, recorded 07/21/2004 in Book 2196, Page 8959.

TAX CODE: 20/8H/1/89  
TAX PIN: 20-6321-03-01-8278

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

**ROMAN D. URENA  
NATALIA H. TATIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6198 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

All that certain lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 718 Section K (ext.) as shown on map of A Pocono Country Place, on file in the Recorder's Office of Monroe County, Pennsylvania in Plot Book Volume No. 24 at Page No. 51, 53 and 55.

Under and Subject to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

PARCEL NO. 03/9F/1/294  
PIN 03636913038739

Title to said premises is vested in Gloria Holder by deed from RYAN O'ROURKE, SINGLE, dated December 8, 2006 and recorded December 15, 2006 in Deed Book 2290, Page 7613.

Being Known As: 1881 Beverly Court, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**GLORIA HOLDER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6319 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

PARCEL #1  
ALL THAT CERTAIN lot or parcel of land being Lot 34, as described on map of Pocono Pleasant Valley Estates recorded in Plot Book 22 page 45 and situate in **Polk Township**, County of Monroe and Commonwealth of Pennsylvania.

PARCEL #2  
ALL THAT CERTAIN lot or parcel of land being Lot 35, as described on map of Pocono Pleasant Valley Estates recorded in Plot Book 22 page 45 and situate in **Polk Township**, County of Monroe and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Beatriz Cazeneuve, by Deed from Craig E. Bataille, dated 05/16/2005, recorded 05/23/2005 in Book 2226, Page 3203.

PARCEL #1  
TAX CODE: 13/10C/2/27  
TAX PIN: 13621902584175

PARCEL #2  
TAX CODE: 13/10C/2/57  
TAX PIN: 13621902576916

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

**BEATRIZ CAZENEUVE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6440 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, JUNE 26, 2014**

## MONROE LEGAL REPORTER

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

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

ALL THAT CERTAIN lot or parcel of land and mesuage thereon situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania being shown and designated as Lot 10 on a certain map entitled "Plan of Lots, McMichaels Hillside Terrace, Section Two; Chestnuthill Township, Monroe County, Pa.; Scale: 1"-100', September 1971", as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plat Book Volume 17, on Page 29, and being more particularly described as follows:

BEGINNING at a point in the center of Hemlock Drive, as shown on the above mentioned map, said point being a corner common to Lots 10 and 11; thence along the center of said road in a northerly direction on a curve to the left having 100.85 feet, an arc distance of 6.61 feet to a point; thence along the same, North 3 degrees 31 minutes 24 seconds West 150.58 feet to a point, a corner common to Lot 9 North 86 degrees 28 minutes 36 seconds East 231.99 feet to a point on line of lands now or formerly of Bertha Frable, et al, a corner common to Lots 9 and 10; thence along lands of said Frable et al, South 27 degrees 51 minutes and 14 seconds East 195.00 feet to a point, a corner common of lots 10 and 11 North 89 degrees 46 minutes 14 seconds West 313.22 feet to the point of BEGINNING. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

PARDEL NO. 02/5/3/6

PIN NO. 02635003334257

Title to said premises vested in Glenn E. Fehr by deed from THOMAS J. EVANS AND APRIL L. EVANS, HUSBAND AND WIFE, dated September 29, 2006 and recorded October 4, 2006 in Deed Book 2283, Page 935.

Being Known As: 10 Hemlock Drive, Saylorsburg, Chestnuthill, Monroe County, PA 18353

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GLENN E FEHR**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6542 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 313 located on Horseshoe Drive, as shown on the Final Plans Phase

7, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69 at Page 71.

UNDER AND SUBJECT to:

1. The reservations and covenants contained in the Deed from the Estate of Karl Hope, et al. to Blue Mountain Lake Associates, L.P., recorded in said Recorder's Office in Record Book 1858, Page 1224.

2. The provisions of that certain Declaration of Rights, Easements, Covenants, Condition 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 Record Book Volume 1890 at Page 1286 as further supplemented by virtue of a Supplementary Declaration dated April 22, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book 2035 at Page 3270.

3. 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 Record Book Volume 1890 at Page 1369 and as further supplemented by virtue of a Cluster II Supplementary Declaration dated April 22, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book 2035 at Page 3275.

4. The provisions of the Notes and Restrictions contained on the Final Plans Phase 7, Blue Mountain Lake, a Planned Unit Development, filed as aforesaid.

5. Utility and drainage easements of record or visible and appearing on the ground.

PARCEL NO 17/90402

PIN 17730202583689

TITLE TO SAID PREMISES IS VESTED IN Frank Shepard by deed from Charles A. Zaffuto and Nancy L. Zaffuto, his wife, dated July 31, 2001 and recorded August 2, 1001 in Deed Book 2101, page 6227.

Being Known As: 313 Horseshoe Drive nka 2408 Horseshoe Drive, East Stroudsburg, Pennsylvania 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANK SHEPARD  
DINA A. SHEPARD**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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

## MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 6623 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 189, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 21, 23 and 25.

UNDER AND SUBJECT to conditions, covenants, reservations, restrictions, rights of way, exceptions, etc. as cited in Monroe County Deed Book 588 Page 215 and the Record Chain of Title.

TITLE TO SAID PREMISES VESTED IN Richard Webb, by Deed from Cherokee Walking Trail Trust and E.M. Fisher, as Trustee, dated 06/13/2007, recorded 06/19/2007 in Book 2308, Page 4617.

TAX CODE: 03/8E/1/450  
TAX PIN: 03635809162076

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

**RICHARD WEBB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6661 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 8, Section C, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of

Deeds in and for the County of Monroe, in Plot Book Volume 18, Pages 63 and 65.

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

BEING known and numbered as 3025 Briarwood Drive f/k/a 8 Briarwood Drive, Tobyhanna, PA, 18466. BEING the same premises which David S. Wengard and Emma L. Wengard, husband and wife, by Deed dated May 15, 2009 and recorded May 19, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2353, Page 4640, granted and conveyed unto Frank V. D'Ambra.

TAX CODE: 03/8B/1/52  
PIN NO: 03635819701513

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

**FRANK D'AMBRA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6714 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a pipe in the center of a 20 foot right-of-way leading to Legislative Route #45017 from Marshalls Creek to Camp Wm. Penn., being also a corner of lands of Henry Hutson; thence along lands of Henry Hutson, South 82°58' East (at 16.50 feet passing a pipe) for 418.38 feet to a pipe in line of lands of George Fetherman, of whose lands this tract was formerly part; thence along lands of George Fetherman, South 7°2' West for 288.30 feet to a pipe; thence along the same, North 79°58'50" West (at 551.52 feet passing a pipe) for 565.15 feet to a pipe in the center of the above mentioned 20 foot right-of-way; thence along the center of said right-of-way, North 52°50' East for 100.90 feet to a pipe; thence along the same, North 28°25' East for 202.05 feet to the point of BEGINNING.

CONTAINING 3.014 acres, more or less.

## MONROE LEGAL REPORTER

TOGETHER WITH the right to the Grantees herein, their heirs and assigns, to use in common with the Grantors herein, their heirs and assigns, all that certain 20 foot right-of-way contiguous to the above described parcel leading to Pennsylvania Legislative Route #45017 as the same appears on the annexed map.

BEING THE SAME PREMISES WHICH Rosalind D. Harman, married, by Deed dated 6/24/2005 and recorded 7/1/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2231, Page 796, granted and conveyed unto Michael R. Harman and Rosalind D. Harman, his wife, as tenants by the entireties.

IMPROVEMENTS: Residential property.

TAX CODE NO. 9/16A/2/28

PIN #09731302877454

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

**MICHAEL R. HARMAN  
ROSALIND D. HARMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6728 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 52, Section 6 of Brier Crest as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, page 101.

UNDER AND SUBJECT to certain restrictions, reservations, conditions, covenants, easements, etc., as set forth in chain of title.

TITLE TO SAID PREMISES VESTED IN Catherine M. Miller, by Deed from Lands Edge Enterprises, Inc., a Pennsylvania Corporation, dated 03/31/1988, recorded 03/31/1988 in Book 1610, Page 716.

TAX CODE: 10/13B/3/94

TAX PIN: 20631201061229

### SEIZED AND TAKEN IN EXECUTION AS THE

### PROPERTY OF:

**CATHERINE M. MILLER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6759 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN Lots or pieces of ground situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1.

BEGINNING at a point in the centerline of Little John Drive (33 feet in width); thence along said centerline of said Little John Drive North 78 degrees 56 minutes East 130.3 feet to a point of curvature; thence along a curve to the right having a radius of thirty feet for an arc distance of 46.83 feet to a point of tangency in the centerline of Green Wood Drive (33 feet in width); thence along said centerline of Green Wood Drive South 11 degrees 38 minutes East 50.3 feet to a point; thence along the northerly line of Lot No. M-4 South 78 degrees 56 minutes West 160 feet to a point in the Easterly line of Lot No. N-13; thence along the Easterly line of said Lot No. N-13, North 11 degrees 38 minutes West 80 feet to the place of BEGINNING. BEING Lot No. M-3 as shown on a map titled Robin Hood Lake, revised second and third plotting, 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 Little John Drive and said Green Wood Drive.

UNDER AND SUBJECT to conditions, reservations and restrictions more fully set forth in Deed Book Volume 152, page 152.

TRACT NO. 2.

BEGINNING at a point in the centerline of Green Wood Drive (33 feet in width) said point being distant 400 feet on a course of South 11 degrees 38 minutes East from the point of intersection of the said centerline of Green Wood Drive with the centerline of Lake Drive (33 feet in width); thence along the centerline of

## MONROE LEGAL REPORTER

Green Wood Drive South 11 degrees 38 minutes East 80 feet to a point, the northeast corner of Lot No. M-5; thence along the northerly line of said Lot No. M-5 South 78 degrees 56 minutes West 160 feet to a point the southeast corner of Lot No. N-13; thence along the Easterly side of said Lot No. N-13 North 11 degrees 38 minutes West 80 feet to a point, the southwest corner of Lot No. N-3; thence along the southerly line of said Lot M-3 North 78 degrees 56 minutes East 160 feet to the place of BEGINNING.

BEING Lot No. M-4 as shown on a map entitled Robin Hood Lake, revised second and third plotting, 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 Green Wood Drive.

UNDER AND SUBJECT to conditions, reservations and restrictions more fully set forth in Deed Book vol. 562, Page 156.

UNDER AND SUBJECT TO Restrictions, Restrictive Covenants, etc., as appear in Deed Book Volume 562, page 152 and in Book 562, page 156.

**TITLE TO SAID PREMISES IS VESTED IN** Thomas J. Lynch and Anna Opozda, as joint tenants with the right of survivorship, by Deed from Keith D. Morton, unmarried, dated 09/23/2004, recorded 09/28/2004 in Book 2203, Page 2054.

TAX CODE: 13/10A/1/191

TAX PIN: 13621906396286

TAX CODE: 13/10A/1/192

TAX PIN: 13621906397210

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

**THOMAS J. LYNCH**

**ANNA OPOZDA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6768 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land, situate in the **Township of Coolbaugh**, County of

Monroe and State of Pennsylvania, marked and designated as Lot No. 2320, Section IV, as shown on "Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 119. **BEING THE SAME PREMISES WHICH** June Corp/Kal-Tac, by Deed dated 1/18/2002 and recorded 1/24/2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2113, Page 5226, granted and conveyed unto Elizabeth Galloway.

IMPROVEMENTS: Residential property.

TAX CODE NO. 3/4D/1/274

PIN #03636601284572

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

**ELIZABETH GALLOWAY**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 680 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot 88, Block C, Wigwam Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, page 63.

**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 Adam D. Schwarz and Sandy L. Schwarz, husband and wife, by deed dated 03/31/2003 and recorded 04/02/2003 in Book 2149 Page 1909 conveyed to Eric J. Maher.

Pin #: 17-6381-02-76-3843

Tax Code #: 17/16A/1/101

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

**ERIC JAMES MAHER**

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

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



## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 6957 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot No. 605, Section No. J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 & 17.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to restrictions, covenants and conditions as appear of record and as recorded in Deed Book Volume 634, Page 137.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record, as aforesaid.

PARCEL NO. 03/9C/1/9  
PIN 03635914337669

TITLE TO SAID PREMISES IS VESTED IN Ana Baez by deed from Pasquale Di Vitto and Angela Di Vitto, his wife, dated October 27, 2005 and recorded November 1, 2005 in Deed Book 2246, Page 3071. Being Known As: 9722 Acorn Lane, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**ANA BAEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 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 6978 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF MIDDLE SMITHFIELD, MONROE COUNTY, PENNSYLVANIA: .8.**

BEING KNOWN AS **176 Clearview Drive, East Stroudsburg, PA 18301**

PARCEL NUMBER: **9/4c/4/26**

IMPROVEMENTS: Residential Property

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

**ILEANA BERRIOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KATHERINE E. KNOWLTON  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7017 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, JUNE 26, 2014**

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

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

ALL THAT certain piece, parcel and tract of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot. No. 2418, section 6, as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 17 at page 121.

BEING the same premises which Elijah Martin and Inez martin, husband and wife, by Corrective Deed dated May 6, 2009 and recorded May 28, 2009 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2353 Page 9952, granted and conveyed unto Andrea Tanya Trammel-Foster with a one-half share as tenants in common with Elijah Martin and Inez Martin, husband and wife, with the remaining one-half share, Andrea Tanya Trammel-Foster being natural child of Elijah Martin and Inez

# MONROE LEGAL REPORTER

Martin.  
TAX ID: 03/4B/3/134  
PIN: 03636601096997  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANDREA TANYA TRAMEL-FOSTER  
ELIJAH MARTIN  
INEZ MARTIN**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 702 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lot or tract of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 9, as shown on Subdivision Plan of Gap View Hollow, recorded in the Office for the Recording of Deeds, in and for the County of Monroe, in Plot Book No.71, Page 176.

BEING the same premises which Humberto Medina and Evelyn Medina, h/w by Deed dated September 26, 2002 and recorded in Monroe County in Book 2133 at page 2047 on October 3, 2002 conveyed unto Evelyn Medina.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.  
PROPERTY ADDRESS: 1101 Gap View Hollow, Stroudsburg, PA 18360-9648  
PARCEL # 16/91275  
PIN # 16-7310-02-58-6283

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
STEPHEN M. HLADIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7055 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

All that parcel of land in **Township of Stroud**, Monroe County, Commonwealth of Pennsylvania, being Lot 331, Section 1, Phase 7, Blue Mountain Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 69, Page 71.

TITLE TO SAID PREMISES VESTED IN Cynthia Jones-Quarthey and Joseph Northey, w/h, by Deed from Cynthia Jones-Quarthey and Joseph Northey, wh, dated 02/14/2003, recorded 07/08/2003 in Book 2159, Page 1058.

TAX CODE: 17/90420  
TAX PIN: 17730304600295

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

**CYNTHIA JONES-QUARTEY  
JOSEPH NORTEY**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7075 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

## MONROE LEGAL REPORTER

BEGINNING at an iron pipe on the Northerly line of Mountain Road, said iron pipe being the Southeasterly corner of Lot No. 513 as shown map entitled "Section E, Indian Mountain Lake 17 February 1965"; thence along Lot No. 513 as shown on said map (a radial line to the hereinafter described curve) North 16°51'10" West, 180.16 feet to an iron pipe; thence along Lot No. 506 and 507 as shown on said map, North 74°11'20" East, 105.07 feet to a point; thence along Lot No. 510 and 511 as shown on said map (a radial line to the hereinafter described curve) South 10°43'25" East, 185 feet to a point; thence along the Northerly line of Mountain Road as shown on said map on a curve to the left having a radius of 800 feet an arc length of 85.58 feet to the place of BEGINNING.

BEING Lot No. 512 Section E, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated February 17, 1965.

BEING THE SAME PREMISES WHICH Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05 by Countrywide Home Loans, Inc., its Attorney in Fact by Power of Attorney recorded simultaneously, by Deed dated 5/25/2006 and recorded 6/23/2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2271, Page 9566, granted and conveyed unto Konsteintinos Katechis a/k/a and Anna M. Nasr-Katechis.

IMPROVEMENTS: Residential property.

TAX CODE NO. 20/8B/1/50

PIN #20632113130009

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

**KONSTEINTINOS KATECHIS  
A/K/A KONSTANTINOS KATECHIS  
ANNA M. NASR-KATECHIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7091 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF COOLBAUGH, MONROE COUNTY,

PENNSYLVANIA:  
BEING KNOWN AS **6006 Boardwalk Drive,  
Tobyhanna, PA 18466**

PARCEL NUMBER: 3/8C/1/439

IMPROVEMENTS: Residential Property

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

**WILLIAM HUTCHINSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7130 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 538, Section A5, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 55, Page 107, bounded and described as follows, to wit:

UNDER AND SUBJECT to restrictions, conditions, and covenants as appear in Monroe County Deed Book Volume 1438 Page 314.

TITLE TO SAID PREMISES VESTED IN Bridget Ruiz, by Deed from Ramon Ruiz Jimenez, dated 07/14/2007, recorded 07/24/2007 in Book 2311, Page 5699.

TAX CODE: 19/3E/1/120

TAX PIN: 19634403148560

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

**RAMON RUIZ JIMENEZ**

BRIDGET RUIZ

MORTGAGOR(S) AND RECORD OWNER(S)  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

### **PUBLIC NOTICE SHERIFF'S SALE**

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7195 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 5496, Section C3B, according to Plan of Emerald Lakes, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, page 111.

UNDER AND SUBJECT to restrictions, conditions, and covenants as appear in Monroe County Record Book Volume 1488, page 1759 and Volume 1511 at page 502, and Volume 1717, page 204.

BEING the same premises which Joseph Manzo and Jennifer M. Manzo, by Deed dated March 16, 2005, and recorded on April 7, 2005, in Monroe County Record Book 2221, at Page 3847 granted and conveyed to Stephen J. Toscione and Kathleen Toscione. CODE NO. 19/31/2/102

PIN NO. 19634404747763

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

**STEPHEN J. TOSCIONE**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTEN D. LITTLE,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7296 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Smithfield, County of Monroe and Commonwealth Of Pennsylvania. being Lot No. 54, As shown on Final P.R.D. Plan, Water Gap Watch-East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

BEING the same premises which ITS Development, Inc. by Deed dated the 23rd of October, 2000 and recorded at Stroudsburg, Pennsylvania in the Office for the Recording of Deeds in and for the County of Monroe on the 25th day of October, 2000 in Deed

Book Volume 2086, page 1062, granted and conveyed unto Leonard Quinones and Martha Rios, in fee.

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 Leonard Quinones and Martha Rios, by deed dated 09/28/2004 and recorded 10/13/2004 in Book 2204 Page 6137 conveyed to Douglas Calchera and Barbara Calchera, husband and wife.

Pin #: 16731102993128  
Tax Code #: 5/90984

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

**BARBARA CALCHERA**

**DOUGLAS CALCHERA**

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7306 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 118, Plotting II, Glenoak Forest, as recorded in Plot Book Volume 27, Page 89, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly line of Glenoak Drive, said point being the most Easterly corner of Lot No. 117 as shown on map entitled, "Plotting II, Glenoak Forest, 23 June 1975"; thence along Lot No. 117, North 24°45'3" West, 257.24 feet to a point in line of Lot No. 115; thence partly along Lot No. 115 and partly along Lot No. 114, North 56°7'52" East, 172.18 feet to a point, said point being the most Westerly corner of Lot No. 119 as shown on said map; thence along Lot No. 119, South 24°45'3" East, 284.52 feet to a point on the Northwesterly line of Glenoak Drive; South 65°14'57" West, 170 feet to the place of BEGINNING.

BEING Lot No. 118 as shown on said map.

BEING THE SAME PREMISES WHICH EMC Mortgage Corporation, by Deed dated 2/11/2005 and recorded 3/4/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2218, Page 2581, granted and conveyed unto Rashda Baig.

IMPROVEMENTS: Residential property.

TAX CODE NO. 12/1A/1/27

PIN #12639303142588

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

**RASHDA BAIG**

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7308 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING in the public road known as the Drinker Turnpike, a corner also of other lands heretofore conveyed by Alfred L. Rhoads, et ux. to Fillman Possinger and Emma Possinger, his wife, thence along line of lands of the said Possingers, North Fifteen (15) degrees East, a distance of One Hundred Thirty-three (133 feet) feet to an iron pin in other lands of Alfred L. Rhoads, of which this was formerly a part; thence along lands of said Alfred L. Rhoads, South Seventy-Six (76) degrees Twenty-five (25 minutes) minutes East, a distance on Ninety-three and three-tenths (93.3 feet) feet to an iron pin in other lands of the said Alfred L. Rhoads; thence along other lands of the said Alfred L. Rhoads, South fifteen (15) degrees Fifteen (15 minutes) minutes West, a distance of One Hundred Twenty-eight (128 feet) feet to a point in said Drinker Turnpike; thence in said Drinker Turnpike North Seventy-nine (70) degrees Twenty-five (25 minutes) minutes West, a distance of Ninety-three and Five-tenths (93.5 feet) feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Eric McConnell and Elizabeth McConnell, his wife, by Deed from Ralph P. Johnson, single, dated 06/22/2005, recorded 06/27/2005 in Book 2230, Page 3044.

TAX CODE: 03/11/1/33  
TAX PIN: 03634701351650  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ERIC MCCONNELL  
ELIZABETH MCCONNELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7341 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in Brier Crest Woods, Fern Ridge Village, Tunkhannock Township, Monroe County, Pennsylvania, being Lot No. 18, Block or Section No. 7, described in a certain subdivision Plan of Brier Crest Woods made by Edward C. Hess Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania, on the 5th day of June, 1971 and recorded in Plan Book No. 14, page 103, in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania.

PARCEL NO. 20/13B/4/10  
PIN 20631201281046

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Wilson by deed from Gary T. Wilson and Angela C. Wilson, his wife, dated May 5, 2004 and recorded May 10, 2004 in Deed Book 2189, page 5867.

Being Known As: Lot 18 Crestview Court nka 1508 Dove Court, Blakeslee, Tunkhannock, Monroe County, PA 18610

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

## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
JOSEPH I. FOLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 73 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots 273, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, page(s) 105, 107.

UNDER AND SUBJECT to the restrictions and covenants as set forth in the chain of title.  
PARCEL NO. 17/15B/2/58  
PIN 17639201357420

TITLE TO SAID PREMISES IS VESTED IN Narfed M. Sa Marion and Phyllis Kearse, husband and wife, by deed from Second National Trust, whose Trustee is Greenwood Investment, Inc. dated November 20, 2001 and recorded November 28, 2001 in Deed Book 2109, Page 4969.

Being Known As: 273 Stonehedge Drive, East Stroudsburg, Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
PHYLLIS KEARSE  
NAFED M. SA MARION**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7523 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL the following** lot situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania; marked and designated as Lot No. 22, Section A, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, Imade by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot Book No. 8, Page 121.

**UNDER AND SUBJECT** to conditions, restrictions and covenants, conditions, reservations, of record and/or visible on the ground.

**BEING** the same premises which Builders Mortgage Service, Inc by Deed dated March 17, 2001 and recorded March 20, 2001 in the office of the recorder of Deeds in and for Monroe County in Deed Book 2092 Page 9925, granted and conveyed unto Edward Garrison and Paula Garrison, his wife

TAX ID: 19/4A/1/99

PIN: 19634501359212

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWARD GARRISON  
PAULA GARRISON**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7554 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, bounded and described according to a Plan of Mountain View and recorded in Monroe County in Plot Book Volume 77, Pages 43-49.

BEING lot #936 as shown on said plan.  
TITLE TO SAID PREMISES VESTED IN Andrew Brome and Ciani Brome, h/w, by Deed from NVR, Inc., t/a Ryan Homes, dated 03/28/2008, recorded 04/10/2008 in Book 2331, Page 645.  
TAX CODE: 17/97991

## MONROE LEGAL REPORTER

TAX PIN: 17730201280724  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**CIANIE BROME**  
ANDREW BROME  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7593 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, more particularly described as Lot Number 115, Plotting II, as shown on a plat known as Pleasant Valley Estates and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Map Book 13, Page 63.

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

TITLE TO SAID PREMISES VESTED IN Stephanie A. Bossie and Anthony Fava, joint tenants with right of survivorship by Deed Kal-Tac, Inc., a Pennsylvania corporation dated 1/19/2006 and recorded 1/27/2006 in Book 2256 Page 736 Instrument # 200603784

TAX CODE: 13/6B/1/81  
TAX PIN: 13621904948184

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**ANTHONY FAVA**  
**STEPHANIE B. FAVA**  
**A/K/A STEPHANIE A. BOSSIE**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7638 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the easterly line of Buck Ridge Drive, said iron being the southwesterly corner of Lot 706 as shown on map entitled, "Final Plan, Buck Ridge, Section B", dated 7 September, 1990 and recorded in Plot Book Vol. 63, page 133, on May 14, 1991; thence along Lot 706, N 82 degrees 08 minutes 32 seconds E 176.65 feet to an iron, the most westerly corner of Lot 704 as shown on said map; thence along Lot 704, S 46 degrees 57 minutes 05 seconds E 176.65 feet to an iron on the northwesterly line of Buck Ridge Drive; thence along the northwesterly line of Buck Ridge Drive, S 43 degrees 02 minutes 55 seconds W 56.00 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 150 feet an arc length of 337.97 feet to an iron, a point of tangency; thence along the same, N 7 degrees 51 minutes 28 seconds W 56.00 feet to the place of BEGINNING. CONTAINING 1.002 Acres, more or less.

BEING Lot 705 as shown on said map.  
UNDER AND SUBJECT to covenants, conditions, restrictions and reservations as more fully described in Book 1778, Pages 373-378.

TITLE TO SAID PREMISES VESTED IN Scott C. Kemp and Karen S. Kemp, h/w, by Deed from E. Frank Buck, Jr. and Suzanne C. Buck, h/w, by Marc R. Wolfe, their attorney-in-fact, by virtue of a power of attorney dated November 30, 1989 and recorded in record book volume 1719, page 960, dated 05/17/1991, recorded 05/20/1991 in Book 1778, Page 372.

TAX CODE: 07/88352  
TAX PIN: 07638000630627

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**SCOTT C. KEMP**  
**KAREN S. KEMP**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7684 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, JUNE 26, 2014**

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

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 109, Section 8, 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 Volume 36, Page 59.

BEING known and numbered as 1976 Sun Valley Drive, Blakeslee, PA 18610.

BEING THE SAME PREMISES which KAL-TAC, Inc., a Pennsylvania Corporation, by deed dated March 31, 2006 and recorded April 4, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2262, Page 8577, granted and conveyed unto Coleen Sorzano, a married woman.

TAX CODE: 20/3D/2/40

PIN NO: 20633101378024

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

**COLEEN SORZANO**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 7801 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, JUNE 26, 2014**

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

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

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. 105, 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 Ralph C. Moerschbacher and Anna E. Moerschbacher, his wife by deed dated January 30, 1998 and recorded on February 10, 1998 in Record Book Volume 2044 at Page 8242 granted and conveyed unto Thomas A. Hooper and Mary E. Hooper.

BEING PART OF PARCEL NO. 16/3/3010195 and PIN NO. 16733101090696B105

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

**THOMAS A. HOOPER AND**

**MARY E. HOOPER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8017 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN lot situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 99, Section One, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 18, Page 15, recorded October 30, 1972.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES VESTED IN Miguel Tobar, by Deed from Dennis Charney, Jr. and Rachel Charney, dated 01/25/2003, recorded 02/05/2003 in Book 2144, Page 1682.

TAX CODE: 09/4C/1/63

TAX PIN: 09734403419352

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

**MIGUEL TOBAR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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



## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8034 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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 812 in Section X as shown and designated on plan of Indian Mountain Lakes, Section X, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated April 22, 1975 and recorded June 18, 1975 at the Recorder of Deeds for Monroe County, Map Book 26, page 65.

This conveyance is made under and subject to the covenants, conditions and restrictions which shall run with the land and are more fully described in Book 797 Page 272.

TITLE TO SAID PREMISES VESTED IN Harold J. Morse, by Deed from Indian Mountain Lake Development Corporation, a Pennsylvania Corporation, dated 06/21/1977, recorded 06/28/1977 in Book 797, Page 271.

*Harold J. Morse died on 02/06/2009, and Rose Morse was appointed Administrator of his estate. Letters of Administration were granted to her on 05/04/2009. Decedent's surviving heir(s) at law and next-of-kin are Rose Morse and Scott Morse.*

TAX CODE: 20/81/1/3  
TAX PIN: 20632103212217

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

**ROSE MORSE, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF HAROLD J. MORSE**

**SCOTT MORSE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF HAROLD J. MORSE**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD J. MORSE, DECEASED.

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 814 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEING Lot No. 11, Urban Farms, Jackson Township and Chestnuthill Township, Monroe County, Pennsylvania.

BEING THE SAME PREMISES which Homer W. Smith and Patricia A. Smith, his wife, by deed dated 09/01/1993 and recorded 09/02/1993 in Book 1907 Page 138 conveyed to Thomas V. Thomson, Jr. and Deanna J. Thomson, his wife, as tenants by the entireties.

Pin #: 02635001350200  
Tax Code #: 02/5/4/10

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

**DEANNA J THOMSON  
THOMAS V THOMSON 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8274 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, JUNE 26, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

## MONROE LEGAL REPORTER

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

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA, BEING LOT NO. 8, PLOT C, HIGH MOUNTAIN ESTATES, ON A PLAN OF LOTS PREPARED BY VEP ASSOCIATES, INC., FOR CHARLES A. POALILLO, TRUSTEE, RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., AT STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK VOLUME 61, PAGE 193.

BEING KNOWN AS: **1 Woodchuck Lane High Mountain Estates a/k/a Lot 8 High Mountain Estates, East Stroudsburg, PA 18301**

TAX CODE: 12/86436

PIN NO.: 12639303043069

TITLE TO SAID PREMISES IS VESTED IN **Meriam Buraq, unmarried BY DEED FROM High Mountain Estates, Inc., a Pennsylvania Corporation DATED 08/22/2000 RECORDED 09/12/2000 IN DEED BOOK 2094 PAGE 398.**

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8279 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 70C, 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 I.

BEING THE SAME premises which Edwin J. Swan and Anne C. Swan, by deed dated February 19, 1988 and recorded on February 26, 1988 in Record Book Volume 1605 at page 587 granted and conveyed unto Edward N. Czerny and Antonia A. Czerny, BEING PART OF PARCEL NO. 16/3/3-1-70C AND

pin no. 16732102984985B70C

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

**EDWARD N. CZERNY and ANTONIA A. CZERNY  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8289 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

All that certain parcel of land situate in the Township of Chestnuthill, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot No. 347, Birch Brier Estates, Section 10, recorded in Plot Book Volume 60 Page 430, bounded and described as follows:

Beginning at an iron on the northerly side of Lower Mountain Drive, being also a corner of Lot No. 346, Birch Brier Estates, Section 10, thence along the northerly side of Lower Mountain Drive, S 89 degrees 42 minutes 11 seconds W (Magnetic Meridian) for 220.00 feet to an iron, a corner of Lot No. 348, Birch Brier Estates, Section 10, thence along Lot No. 348, N 00 degree 17 minutes 49 seconds W for 682.38 feet to an iron in line of Lot No. 23, Birch Brier Estates, Section 1, thence along Lot No. 23, N 74 degrees 44 minutes 50 seconds E for 227.71 feet to an iron, a corner of Lot No. 346, Birch Brier Estates, Section 10, thence along Lot No. 346, S 00 degree 17 minutes 49 seconds E for 741.14 feet to the place of Beginning.

Containing: 3.595 Acres more or less.  
UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as in Deed Book Volume 1493 page 482 and Deed Book Volume 1627 page 1620.

TITLE TO SAID PREMISES VESTED IN Chris E. Fabian, by Deed from Marketing Technology, Inc, a Pennsylvania Corporation, dated 12/12/1989, recorded 03/30/1990 in Book 1729, Page 605.

TAX CODE: 02/86622

TAX PIN: 02632000982140

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

**CHRIS E. FABIAN  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

## MONROE LEGAL REPORTER

ADAM H. DAVIS,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8326 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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

BEING Lot No. 61, Section I, as shown on the Plan of Lots entitled "Subdivision of Lands of Camelot Enterprises, Inc., project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated June 19, 1971 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 14, page 147 and 149.

BEING THE SAME PREMISES which Gordon L. Cunningham, by deed dated 08/22/2008 and recorded 09/02/2008 in Book 2341 Page 2800 conveyed to Timothy J. Lewis.

Pin #: 19630401079992

Tax Code #: 19/15B/1/110

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
TIMOTHY J LEWIS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8369 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot Number Sixty-eight (68), Section K, as shown on a map of A Pocono Country Place, Township of Coolbaugh, County of Monroe and State of Pennsylvania on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book 24 Pages 1, 3 and 5.

UNDER AND SUBJECT to all restrictions, restrictions, covenants, public and private easements, right of way, exceptions and reservations, if any of record and all easements and rights of way of public utility companies, if any, appearing of record in and pertaining to the chain of title to the within premises.

TITLE TO SAID PREMISES VESTED IN John V. Brusca and Karen M. Brusca, his wife, by Deed from John V. Brusca, dated 10/01/1983, recorded 10/04/1983 in Book 1297, Page 222.

JOHN V. BRUSCA was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOHN V. BRUSCA's death on or about 07/14/2000, her ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 03/9E/1/307

TAX PIN: 03635920804407

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KAREN M. BRUSCA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8371 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or parcel of land and premises, situate, lying and being in the **Township of Tobyhanna** in the County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

**BEING** Lot No. 1513 on the map or plan bearing title or legend "Section F, Locust Lake Village, Tobyhanna Township, Monroe County, PA., Scale: 1 inch = 100 feet Date: L.A. Achterman, Jr., P.E. East Stroudsburg, PA., Revised 2 April 1965", bounded and described as follows, to wit:

**BEGINNING** at an iron pipe in the southeasterly line

## MONROE LEGAL REPORTER

of Tommy's Lane and at the northern-most corner of Lot No. 1512; thence northeastwardly along the southeasterly line of Tommy's Lane by a curve to the right having a radius of 3050 feet for an arc distance of 90.05 feet to another iron pipe at the western-most corner of Lot No. 1514; then South 70 degrees - 56 minutes 45 seconds East along the southwesterly line of Lot No. 1514 for a distance of 178.59 feet to a point; then South 19 degrees 03 minutes 15 seconds West for a distance of 95.35 feet to a point; thence North 69 degrees 15 minutes 15 seconds West along the northeasterly line of Lot No. 1512 for a distance of 180 feet to the iron pipe at the place of BEGINNING.

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

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

**TITLE TO SAID PREMISES INVESTED IN** Gary L. Foster by Deed from Deatra A. Davis, widow, dated 04/27/2006, recorded 05/11/2006 in Book 2267, Page 2360.

TAX CODE: 19/11A/1/71

PIN: 19630604732721

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

**GARY L. FOSTER**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8439 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(2) 9 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. 132, 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 Timeshare Transfer Company, by deed dated March 8, 2004 and recorded on March 11, 2004 in Record Book Volume 2184 at Page 2001 granted and conveyed unto Harold Donahue and Patricia Donahue.

BEING PART OF PARCEL NO. 16/3/3/3-1-132 and PIN NO. 16732102999633B132

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

**HAROLD DONAHUE  
PATRICIA DONAHUE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 846 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL 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. 203, 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, Page 101, 107 & 109.

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

**TITLE TO SAID PREMISES VESTED IN** Lorna Major, by Deed from Keystone Development Co., Inc., dated 09/05/1996, recorded 10/09/1996 in Book 2029, Page 8739, rerecorded 12/12/1996 in Book 2031, Page 8324.

TAX CODE: 03/9A/1/19  
TAX PIN: 03635812756036

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

**LORNA MAJOR**

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

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

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

## MONROE LEGAL REPORTER

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 848 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 158, Section 9, 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. 34, page 13.

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

TITLE TO SAID PREMISES VESTED IN June Vetler and Elaine Marti, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Randy Vera and Maribel Vera, h/w, dated 01/22/2002, recorded 02/01/2002 in Book 2114, Page 2460.

TAX CODE" 20/3C/1/33

TAX PIN: 20633101099373

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

**JUNE VETLER  
A/K/A JUNE VETLER**

**ELAINE MARTI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8506 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message and piece or parcel of land situate in the **Township of Smithfield**, County of Monroe, State of Pennsylvania, being Lot No. 87, as shown on a plan titled "Final P.R.D. Plan, Water Gap Watch - West", as prepared by R.K.R. Hess Associates of East Stroudsburg, Pennsylvania, and recorded in Monroe County, Pennsylvania in Plot Book No. 72, Page 75.

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

PARCEL NO. 16/91017  
PIN 16731102688362

TITLE TO SAID PREMISES IS VESTED IN Brenda Hobson-Green, also known as Brenda Green by deed from RONALD GREEN dated August 24, 2010 and recorded September 23, 2010 in Deed Book 2376, Page 2888.

Being Known As: 87 Melody Court, Smithfield Township, Smithfield, Monroe County, PA 18301

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

**RONALD GREEN  
BRENDA HOBSON-GREEN**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 851 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

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. 12 on a certain map of plan of lots entitled, "Subdivision of Winona Lakes, Addition to Section 6, Mountain Vista Village, American Landmark Corporation, dated July 17, 1972, and revised August 4, 1972, prepared by Edward C. Hess Associates, Scale being 1"=100', recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania on August 28, 1972, in Plot Book Volume 17, page 61.

CONTAINING 83,937 square feet, more or less.  
BEING Lot No. 12 on the above mentioned plan.

# MONROE LEGAL REPORTER

BEING Parcel No. 09/6C/2/70  
PIN 09733402873302.  
TOGETHER with all right and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.  
TITLE TO SAID PREMISES IS VESTED IN David Molina and Danielle Ulloa, husband and wife, by deed from DENNIS S. ULLOA dated May 31, 2006 and recorded June 5, 2006 in Deed Book 2269, page 8845.

Being Known As: 7122 Mountain Court F/K/A 12 Mountain Court, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

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

**DAVID MOLINA  
DANIELLE ULLOA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8615 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF HAMILTON, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LT 506, SECTION C, BIRNAM WOOD, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEED IN AND FOR THE COUNTY OF MONROE, IN PLOT BOOK VOLUME 61, PAGE 128.

UNDER AND SUBJECT, ALSO, TO ANY RESTRICTIONS OR COVENANTS IN CHAIN OF TITLE. BEING KNOWN AS: 506 Saint Andrews Lane, Stroudsburg, PA 18360  
TAX CODE: 07/86279  
PIN NO.: 0763810000093

TITLE TO SAID PREMISES IS VESTED IN MARIZELA BENNIE AND JOSEPH F. BENNI, WIFE AND HUSBAND BY DEED FROM ROBERT E. HAME DATED 4/22/05 RECORDED 4/22/05 IN DEED BOOK 2222 PAGE 9177.

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

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

**MARIZELA BENNIE  
JOSEPH F. BENNIE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID NEEREN,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 885 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, known as Lot 12, Chatham Hill, as recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plat Book 61 at Page 158.

Excepting and reserving Lot No. 30, Chatham Hill, Road, as shown on a map of "Chatham Hill" as recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plat Book 61 at Page 158.

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

PARCEL NO. 02/86392  
PIN 0263500092144

TITLE TO SAID PREMISES IS VESTED IN William C. Gresham and Glenda Gresham, husband and wife, by deed from Raintree Enterprises, Inc. dated January 26, 2001 and recorded January 30, 2001 in Deed Book 2090, Page 5779.

Being Known As: 12 Chatham Hill Road, Reeders, Chestnuthill, Monroe County, PA 18352

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

**WILLIAM C. GRESHAM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

**PUBLIC NOTICE**

## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 893 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel 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 an iron pipe on the Easterly right-of-way line of Sidorick Lane as shown on a map entitled "Subdivision Plat, Section 2, Deer Track" recorded in Plat Book Vol. 58, Page 190; thence along Lot No. 37 South 61°14'7" East, 522.31 feet to an iron pipe; thence along Lynwood Acres South 34°13'41" West, 200 feet to an iron pipe; thence along Lot No. 39 North 55°46'19" West, 516.42 feet to an iron pipe; thence along said Easterly right-of-way line of Sidorick Lane North 34°13'41" East, 76.48 feet to an iron pipe; thence by the same on a curve to the left having a radius of 775 feet, an arc length of 73.90 feet to the place of BEGINNING.

BEING all of Lot No. 38 as shown on the above described map.

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

BEING THE SAME PREMISES WHICH Horton J. Van Why, an unmarried individual and Rose A. Henry, an unmarried individual, by Deed dated 9/23/2002 and recorded 9/26/2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2132, Page 4853, granted and conveyed unto

Marcos P. Mazal and Dana M. Mazal.  
IMPROVEMENTS: Residential property.

TAX CODE: 09/10D/1/40

PIN #09732401277878

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

**MARCOS P. MAZAL  
DANA M. MAZAL**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 8978 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

All That Certain Lot Situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, Marked and Designated as Lot No. 107, Section "C" As Show On "Plotting of Lots of Pocono Wild Haven Estates, Inc., Middle Smithfield Township, Monroe County, Pennsylvania", Plot Book Volume 11, Page 41.

BEING THE SAME PREMISES which Kathy L. Davey, be deed dated 07/25/2006 and recorded 08/24/2006 in Book 2278 Page 4975 conveyed to Jody L. Fish and Lisa M. Fish, husband and wife.

TAX CODE: 09/18A/1/116

TAX PIN: 09730504923873

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

**JODY FISH**

LISA FISH

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 89 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 159, Section K, as shown on a Map of A Pocono Country Place, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 24, page 1, 3 and 5.

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

PARCEL NO. 03/9E/1/91

PIN 03635808992328

TITLE TO SAID PREMISES IS VESTED IN Chadwick T. Casey and Martha Casey, husband and wife, by

## MONROE LEGAL REPORTER

deed from Keystone Custom Homes, Inc. dated December 18, 2001 and recorded December 19, 2001 in Deed Book 2111, Page 1300.

Being Known As: 1535 Blackbirch Way, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**CHADWICK T. CASEY  
MARTHA CASEY**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9283 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 100, Section 6, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 33.

"As described in Mortgage Book 2163 Page 1022"  
Being Known As: Lot 100 Shenandoah Drive, Effort, PA 18330

TAX CODE: 02/6C/1/43  
PIN NO.: 02633104900863

TITLE TO SAID PREMISES IS VESTED IN Fernando Marin and Kathy M. Marin, husband and wife by deed from Cynthia L. Weiss and Joseph T. Olivo, husband and wife dated 08/04/2003 recorded 08/11/2003 in Deed Book 2163 Page 1011.

Having been erected thereon a single family dwelling.

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

**FERNANDO MARIN  
KATHY M. MARIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9490 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land, lying and being situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, known as Lot 1, 'Final Plan for Pantelis Zervas and Anatasios Zervas; Stroud Township, Monroe County, Pa; Scale: 1 inch = 50 feet; May, 1992, prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa, and being recorded in Monroe County Plot Book Volume 64, Page 123, on July 8, 1992, and being more particularly described as follows:

BEGINNING at an iron pin on the easterly sideline of Stroud Wood Circle, a corner common to Lot 1 and Lot 2, as shown on the above captioned map; thence,

1) along the easterly sideline of Stroud Wood Circle on a curve to the right having a radius of 125.00 feet, an arc distance of 68.72 feet (chord bearing and distance North 10 degrees 11 minutes 29 seconds West 67.86 feet) to an iron pin on the easterly sideline of said road, a point of reverse curvature; thence,

2) along the same on a curve to the left having a radius of 175.00 feet, an arc distance of 102.13 feet (chord bearing and distance North 11 degrees 09 minutes 37 seconds West 100.69 feet) to an iron pin on the sideline of said road, a point of reverse curvature; thence,

3) along the same on a curve to the right having a radius of 25.00 feet, an arc distance of 39.27 feet (chord bearing and distance North 17 degrees 07 minutes 14 seconds East 35.35 feet) to an iron pin on the expanded southeasterly right of way line of Clearview Avenue (Legislative Route 45078); thence,

4) along said road North 62 degrees 07 minutes 14 seconds East 138.34 feet to an iron pin on line of lands not or formerly of Ira Shamp; thence,

5) along said lands now or formerly of Ira Shamp South 30 degrees 44 minutes 36 seconds East 184.97 feet to an iron pipe on line of aforementioned lot 2; thence,

6) along said Lot 2 South 61 degrees 46 minutes 24 seconds West 222.30 feet to the point of Beginning.

CONTAINING: 34,653 square feet, more or less.

TITLE TO SAID PREMISES VESTED IN Marta Y. Correa, by Deed from Ahmed Dewidar and Hanan Mahmoud, his wife, dated 12/06/2005, recorded 12/07/2005 in Book 2250, page 9083.

TAX CODE: 17/14/2/11



# MONROE LEGAL REPORTER

TAX PIN: 17639103449926  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MARTA Y. CORREA**

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9612 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lots situate in **Smithfield Township**, Monroe County, Pennsylvania marked and designated as Lots 1, 2 and 3, Section 1-B shown on "Plotting No. 1, Lake Valhalla Inc., Smithfield Township, Monroe County, PA made by G. Kempster, dated November 5, 1956" and recorded in Monroe County in Plot Book 8, Page 68.  
KNOWN as 55 Lake Valhalla Drive, East Stroudsburg, PA

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

PARCEL NO. 16/10/2/24  
PIN 16731201152070

TITLE TO SAID PREMISES IS VESTED IN Oscar T. Ferguson by deed from Bristol Oaks, L.P. by BGO Inc., its General Partner dated April 24, 1996 and recorded May 1, 1996 in Deed Book 2024, Page 8783.

Being Known As: 55 Lake Valhalla Drive, Lake Valhalla, East Stroudsburg, Smithfield, Monroe County, PA 18301

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

**OSCAR T. 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

MARGARET GAIRO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9615 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lots/Lots, Parcel Or Piece Of Ground Situate In The **Township Of Coolbaugh**, County Of Monroe And State Of Pennsylvania, Being Lots/Lots No. 399, Section No. B, As Shown On Map Of A Pocono Country Place On File In The Recorder's Office At Stroudsburg, Pennsylvania In Plot Book No. 18, Pages 101, 107 And 109.

BEING THE SAME PREMISES which Wells Fargo Bank Minnesota, National Association, as Trustee under the Pooling and Servicing Agreement Relating to IMPAC secured Assets Corp., Mortgage Pass Through Certificates, Series 2001-2, by deed dated 09/24/2004 and recorded 02/16/2005 in Book 2216 Page 5389 conveyed to Andrea Jackson.  
Pin #: 03635811659297  
Tax Code #: 03/9A/1/214

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

**ANDREA JACKSON**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9617 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 31, Section 2, as

## MONROE LEGAL REPORTER

shown on map entitled "Final Plan, Section 2, Sunset Pocono," dated March 10, 1973 and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Plot Book Volume 19, page 57.

Title to said Premises vested in Luz K. Vasquez-Jorge by Deed from Luciano E. Jorge and Luz K. Vasquez-Jorge dated 8/27/09 and recorded on 9/1/09 in the Monroe County Recorder of Deeds in Book 2359, Page 622 Instrument #200925775.

Tax Parcel Number: 12/5B/2/11

Tax Pin Number: 12637404527526

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

**LUZ K. VASQUEZ-JORGE,  
ORIGINAL MORTGAGOR AND REAL OWNER  
AND LUCIANO E. JORGE,  
ORIGINAL MORTGAGOR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J. WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9846 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Pocono, Monroe County, Pennsylvania, being Lot or Lots No. 169, Section 3, Barton Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, Page 163.**

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

**TITLE TO SAID PREMISES VESTED IN Paola Andrea Toro, by Deed from Trinette Steele, Executrix of the Estate of Jewel J. Steele, dated 03/21/2006, recorded 03/23/2006 in Book 2261, Page 6812.**

**TAX CODE: 12/9C/1/38**

**TAX PIN: 12637102570814**

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

**PAOLO ANDREA TORO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
A schedule of proposed distribution for the proceeds

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9871 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, JUNE 26, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN piece or parcel of land situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 422, Section A, as shown on "Plotting of Stillwater Lake Estates, Inc.," Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania in Plot Book No. 8, Page 121.**

**UNDER AND SUBJECT to conditions, restrictions and covenants, conditions, reservations, or record and/or visible on the ground.**

**TOGETHER WITH AND SUBJECT to all rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.**

**BEING THE SAME PREMISES which Edwin Henriquez and Carmen Henriquez, husband and wife, by deed dated 03/11/2006 and recorded 03/15/2006 in Book 2260 Page 9267 conveyed to Rodrigo Ayala.**

**Pin #: 19-6345-04-64-8872**

**Tax Code #: 19/4A/1/8**

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

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

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 6, 13

## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9900 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, JUNE 26, 2014**

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

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

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

BEGINNING at an iron pin along the northerly edge of the Township Road leading to the north and south turnpike, said beginning point being also the intersection of a proposed street thirty-three feet wide; thence along the West side of said proposed street, North eight degrees thirty-seven minutes East one hundred thirty-one and sixty-four hundredths feet to an iron pin; thence along other lands of Kurt Zorn and wife, known as Lot No. 4 on the hereinafter referred to Plan of Lots, North eighty-one degrees twenty three minutes West two hundred two and three on hundredths feet to an iron pin; thence still along other lands of Kurt Zorn and wife and crossing the aforesaid Township Road, South eight degrees thirty-seven minutes West one hundred thirty-one and sixty-four hundredths feet to a point; thence recrossing said Township Road and also along the northerly edge of said Road, North eighty-one degrees twenty three minutes West two hundred and three one-hundredths feet to the place of beginning. Being Lot No. 3 on Plan of Lots of Kurt and Katherine Zorn prepared by W.D. Kitson, R.S. December, 1954, which map is duly recorded.

Tax ID No. 3/42/1/19

PIN No. 03634701468188

For informational purposes only - property also known as: 223 Zorn Terrace, Tobyhanna, PA 18466

TITLE TO SAID PREMISES IS VESTED IN Miguel Sosa and Jeanette Sosa, Husband and Wife, by deed from Elizabeth M. Kalish, also known as Lauren A. Freedom, and Melissa S. Kalish-Trunzo, Admin of the Estate of Stanley F. Kalish, dated 6/8/2005 and recorded 6/24/2005 in Book 2230, Page 1099.

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

**MIGUEL SOSA**

**JEANETTE SOSA**

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOHN MICHAEL KOLESNIK,

ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9952 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN piece, parcel or 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 36 ABC, 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" to 100 by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recorder of Deeds, in and for Monroe county, Pennsylvania in Plat Book 225, page 25, on January 17, 1995.

BEING THE SAME PREMISES which John A. Federer and Julie A. Federer, by deed dated 05/29/2003 and recorded 06/03/2003 in Book 2155 Page 3996 conveyed to John Capaldi and Rita M. Capaldi.

Pin #: 03-5397-16-94-7134

Tax Code #: 3/19B/1/314

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

**JOHN CAPALDI**

**RITA M. CAPALDI**

MORTGAGOR(S) AND RECORD OWNER(S)  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JILL P. JENKINS,

Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 30; June 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 9952 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, JUNE 26, 2014**

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

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

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Coolbaugh,

## MONROE LEGAL REPORTER

County of Monroe and State of Pennsylvania more particularly described as follows, to wit:  
Lots 36 ABC, 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" to 100 by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recorder of Deeds, in and for Monroe county, Pennsylvania in Plat Book 225, page 25, on January 17, 1995.

BEING THE SAME PREMISES which John A. Federer and Julie A. Federer, by deed dated 05/29/2003 and recorded 06/03/2003 in Book 2155 Page 3996 conveyed to John Capaldi and Rita M. Capaldi.

Pin #: 03-5397-16-94-7134

Tax Code #: 3/19B/1/314

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

**JOHN CAPALDI**

**RITA M. CAPALDI**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JILL P. JENKINS,

Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 30; June 6, 13

### **PUBLIC NOTICE FORECLOSURE**

Public notice is hereby given that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at 3802 Horizon Drive, Long Pond, PA 18334.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on June 26, 2014 AT 10:00 a.m.** all the right, title and interest of Laverne Flowers and Julian Ford, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3802, Section C-1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book volume 15, Page 29, bounded and described as follows, to wit:

IN Plot Book Volume and Page Number according to aforementioned Plan on record.

UNDER AND SUBJECT TO covenants, restrictions and limitations as more fully set forth in the Record Book Vol. 1628, Page 1608.

**TITLE TO SAID PREMISES IS VESTED IN Laverne Flowers, a married woman and Julian Ford, an individual, by Deed from Allen Casement, single man, dated 05/19/2000, recorded 08/16/2000 in Book 2082, Page 8781.**

Being Property known as: 3802 HORIZON DRIVE, LONG POND, PA 18334

Tax Parcel No.: 19-3F-1-4

**NOTICE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:** A Schedule of Distribution of Sale will be filed by the

United States Marshal with the Clerk of Court, Scranton, PA on July 7, 2014.

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

United States Marshal

Middle District of PA

PR - May 30, June 6, June 13

### **PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 3116-CV-2010**

WELLS FARGO BANK, N.A.

vs.

CHARLES D. ALLES and TARA K. ALLES

NOTICE TO: CHARLES D. ALLES and TARA K. ALLES

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

Being Premises: 421 LEANDER ROAD A/K/A 7 LEANDER, ROAD A/K/A 104-07 LEANDER ROAD, EAST STROUDSBURG, PA 18302

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

PARCEL 1 TAX CODE: 9/14A/2-4/1 TAX PIN:

09731502861286

PARCEL 2 TAX CODE: 9/14A/2-4/3 TAX PIN:

09731502862241

PARCEL 3 TAX CODE: 9/14A/2-4/7 TAX PIN:

09731502862196

PARCEL 4 TAX CODE: 9/14A/2-4/9 TAX PIN:

09731502863160

PARCEL 5 TAX CODE: 9/14A/2-4/14 TAX PIN:

09731502854919

PARCEL 6 TAX CODE: 09/94757 TAX PIN:

09731502864115

Improvements consist of residential property.

Sold as the property of CHARLES D. ALLES and TARA K. ALLES

Your house (real estate) at 421 LEANDER ROAD A/K/A 7 LEANDER, ROAD A/K/A 104-07 LEANDER ROAD, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$165,512.45 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - June 13