

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

Number 4201 CV 2016

LSF9 Master Participation Trust

v.

Joan M. Larsen and Robert G. Larsen
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Robert G. Larsen

Your house (real estate) at 480 Blue Mountain Crossing a/k/a 4175 Blue Mountain Crossing, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on **May 25, 2017 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$381,614.01 obtained by LSF9 Master Participation Trust against the above premises.

**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 LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Assoc.

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 10835 CV 2013**

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

vs.

**KELLY MOSLEY and GERALDINE BROWN MOSLEY,
Defendants.**

**TO: KELLY MOSLEY and
GERALDINE BROWN MOSLEY :**

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 156, Interval No. 27, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$4,093.78 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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

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

Monroe County Bar Association

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Fax (570) 424-8234

Jeffrey A. Durney, Esquire

Royle & Durney

Suite 8, Merchants Plaza

P. O. Box 536

Tannersville, PA 18372

PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 2558 CV 2015**

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

vs.
NOEL ROLON-MARQUEZ,
Defendant.

TO: NOEL ROLON-MARQUEZ :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 37, Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,452.56 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 3361 CV 2016**

FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION,
Plaintiff,

vs.
ELIZABETH FERRO,
Defendant.

TO: ELIZABETH FERRO :

The Plaintiff, Fairway House Property Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway Village Owners Association by virtue of your ownership of Unit 37C, Interval No. 26, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,971.35 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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Royle & Durney
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PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 3523 CV 2013**

RIVER VILLAGE OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
EUGENE DE BELLIS and LORRAINE C. DE BELLIS
Defendants.

TO: EUGENE DE BELLIS and
LORRAINE C. DE BELLIS :

The Plaintiff, River Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 9, Interval No. 14, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,311.57 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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Royle & Durney
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P. O. Box 536
Tannersville, PA 18372

PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 4027 CV 2016**

RIVER VILLAGE OWNERS ASSOCIATION,
Plaintiff,

vs.
JOEL L. GIFT and JENNIFER L. GIFT,
Defendants.

TO: JOEL L. GIFT and JENNIFER L. GIFT :

The Plaintiff, River Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 23, Interval No. 13, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$5,344.58 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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Royle & Durney
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Tannersville, PA 18372

PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 4971 CV 2016**

FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION,
Plaintiff,

vs.
MAUREEN WORTHINGTON, RAYMOND F.
COURSEN, RHONDA REED and CINDY CRISMAN, IN
THEIR CAPACITY AS HEIRS OF SARAH D.
COURSEN, DECEASED,
Defendants.

TO: RAYMOND F. COURSEN and
CINDY CRISMAN :

The Plaintiff, Fairway House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway Village Owners Association by virtue of your ownership of Unit 47D, Interval Nos. 13 and 46, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,143.40 in delinquent dues, fees and assessments.

The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 5414 CV 2016**

RIVER VILLAGE PHASE III-B OWNERS
ASSOCIATION,
Plaintiff,

vs.
JEFFREY MARTIN and KATHY MARTIN,
Defendants.

TO: KATHY MARTIN :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Unit 163, Interval No. 36, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,029.64 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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Royle & Durney
Suite 8, Merchants Plaza
P. O. Box 536
Tannersville, PA 18372

PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 5463 CV 2016**

**FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION,
Plaintiff,**

**vs.
JOHN E. LEDBETTER and KESHA E. LEDBETTER,**

Defendants.

**TO: JOHN E. LEDBETTER and
KESHA E. LEDBETTER :**

The Plaintiff, Fairway House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway Village Owners Association by virtue of your ownership of Unit 11B, Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,910.48 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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Royle & Durney

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PR - Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 7662 CV 2014**

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

**vs.
HETTY DAVIS,
Defendant.**

TO: HETTY DAVIS :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit 115, Interval No. 5, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,662.24 in delinquent dues, fees and assessments.

The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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Fax (570) 424-8234

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Royle & Durney

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P. O. Box 536

Tannersville, PA 18372

PR - Jan. 27

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

The following Executors, Administrators, Trustees, or Guardians have

filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

● In Re: ESTATE OF MICHAEL PALMERO , Deceased

First and Final Account of Matthew Palmero, Administrator

● ESTATE OF GEORGE S. CARAMELLA JR., a/k/a GEORGE CARAMELLA , Deceased

First and Partial Account of Susan Houck, Executrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 6th day of February 2017, at 9:30 a.m.

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

GEORGE J. WARDEN

Clerk of Orphans' Court

PR - Jan. 20, Jan. 27

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF PENNSYLVANIA
FOR MONROE COUNTY**

Civil Action Number:

6837-CV-2016

2010-3 SFR Venture, LLC, Plaintiff vs. Peggy Acosta and Jose Vazquez, Defendants

TO: Peggy Acosta and Jose Vazquez , Defendants, whose last known address is 160 Summit Road f/k/a 5 Summit Road, Swiftwater, PA 18370.

You have been sued in mortgage foreclosure on premises 160 Summit Road f/k/a 5 Summit Road, Swiftwater, PA 18370, based on defaults since March 1, 2016. You owe \$362,352.93, 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. **Y O U SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service
Monroe County Bar Assn.
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913 Main St.
Stroudsburg, PA 18360,
(570) 424-7288; monroebar.org**

**STERN & EISENBERG, P.C.
Attys. for Plaintiff
1581 Main St., Ste. 200
Warrington, PA 18976
(215) 572-8111**

PR - Jan. 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Ada Maxine Frazier a/k/a Maxine Frazier**, deceased

Late of Coolbaugh Township, Monroe County

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

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

PR - Jan. 13, Jan. 20, Jan. 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ANTHONY A. COLONDO, a/k/a ANTHONY COLONDO**, late of Middle Smithfield Township, Monroe County, Pennsylvania, deceased.

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

ANTHONY C. COLONDO, EXECUTOR

c/o
Matergia and Dunn
919 Main St.

Stroudsburg, PA 18360

**Ralph A. Matergia, Esquire
MATERGIA and DUNN
919 Main Street
Stroudsburg, PA 18360**

PR - Jan. 13, Jan. 20, Jan. 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Audrey L. Nash**, late of Stroud Township, Monroe County, Pennsylvania.

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

Executor:

**Jennifer Lee Nash
114 Broad Street
Stroudsburg, PA 18360**

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

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BETTY LOU BUCHTER**, of 315 Cotton-tail Lane, Cresco, Monroe County, Pennsylvania 18326, deceased

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

**David L. Buchter, Executor
632 Pleasant Ridge Road
Cresco, PA 18326**

**William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360**

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DAVID W. ACKLEY Sr.**, Deceased November 4, 2016

Letters of Administration in the above named estate have been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Adam Ackley, Administrator, 218 Olive Hill Drive, San Jose, CA 95125.

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dolores Washakowski a/k/a Dolores J. Washakowski, deceased

Late of Ross 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/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

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

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Edna E. Unangst, late of Price Township, Monroe County, Pennsylvania.

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

Michelle M. Beck, Executrix
308 Gold Mill Road
Wind Gap, PA 18091

Russell R. Unangst, Co-Executor
4210 Leopard Circle
Orefield, PA 18069

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

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elaine Benoit a/k/a Elaine Scarpone Benoit, late of Pocono Township, Monroe County, Pennsylvania, deceased.

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

John Lewis Benoit
a/k/a Jon L. Benoit, Executor
518 Avon Street
Flint, MI 48503-1937

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.

712 Monroe Street
P.O. Box 511

Stroudsburg, PA 18360-0511

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ELLA FARVER, of 113 Jackson Drive, East Stroudsburg, Monroe County, Pennsylvania 18302, 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 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.

Janet Marie Ullo, Executrix
113 Jackson Drive
East Stroudsburg, PA 18302

William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frank B. Hayes a/k/a Frank Hayes, deceased

Late of Barrett 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/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

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

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF FREDERICK F. FEILER, late of East Stroudsburg Borough, Monroe County, Pennsylvania.

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

Sharon Murdock, Executrix
184 Marguerite Street
East Stroudsburg, PA 18301

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

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF GLORIA C. GALAIDA, a/k/a GLORIA M. GALAIDA, late of 59 Village Dr., Stroudsburg, PA 18360, Monroe County, Pennsylvania, deceased.

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

Christopher O. Cox, Executor
6203 Paloma Park Ct.
Houston, TX 77041

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

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ingeborg Gertraud Sylvia Otilie Roll In Benenati, a/k/a Ingeborg S. Roell Cook, a/k/a Ingeborg Cook, late of Pocono Township, County of Monroe, Commonwealth of Pennsylvania, Deceased

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned within four (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 claimant.

Gretchen Marsh Weitzmann, Administratrix
Weitzmann, Weitzmann & Huffman, LLC
700 Monroe Street
Stroudsburg PA 18360

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James A. Antipas, deceased

Late of Stroud 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/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

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

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James C. Berger, late of Eldred 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 (4) months from the date hereof, and file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement to claim duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Frank J. Hall III
Kit Hall
Co-Executors
5122 Mountain View Drive
Kunkletown, PA 18058
or their attorney:

James A. Wimmer, Esq.
Philip & Wimmer
419 Delaware Avenue
P.O. Box 157
Palmerton, PA 18071

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JOSEPH BARTOL, of 1523 Locust Lane, Pocono Lake, Monroe County, Pennsylvania 18347, deceased

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

David Bartol, Executor
99 Webster Avenue #3
Jersey City, NJ 07307

William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of MARTIN WEINER, 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 claimant.

Melissa Lear, Executrix
623 Onyx Lane
East Stroudsburg, PA 18301
OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law
By: Barbara J. Fitzgerald, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Mary Ann Bazules**, late of the Township of Chestnuthill, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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 with the County where notice may be given to Claimant.

George Bazules
158 Arthur Lane
Brodheads ville, PA 18255
or to:

Brandie J. Belanger, Esq.
Kash Fedrigon Belanger, LLC,
820 Ann Street
Stroudsburg, PA 18360
570-420-1004

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **MARY LOU KERRICK a/k/a MARYLOU KERRICK, a/k/a MARY LOUISE KERRICK**, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased.

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

BARBARA LOU SLUTTER, EXECUTRIX
c/o
Matergia and Dunn
919 Main St.
Stroudsburg, PA 18360

John B. Dunn, Esquire
MATERGIA and DUNN
919 Main Street
Stroudsburg, PA 18360

PR - Jan. 13, Jan. 20, Jan. 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Paul T. Mack, a/k/a Paul Thomas Mack, a/k/a Paul Mack**, late of Coolbaugh Township, County of Monroe, State of Pennsylvania.

Letters Testamentary on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

Claire Nidoh, a/k/a Claire Mack Nidoh
P.O. Box 187
Tobyhanna, PA 18466
or to her attorney:

Kim M. Gillen, Esquire
Strubinger & Gazo, P.C.
505 Delaware Avenue
P.O. Box 158
Palmerton, PA 18071-0158

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Richard V. Shields**, late of 302 Kunkletown Road, Kunkletown, PA 18058, Monroe County, Pennsylvania, deceased.

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

Robert R. Mehling, Executor
c/o
David L. Horvath, Esquire
712 Monroe Street
Stroudsburg, PA 18360

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

PR - Jan. 27, Feb. 3, Feb. 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Ronald L. Gray**, late of Coolbaugh Township, Monroe County, Pennsylvania.

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 (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Executor:
Kimberly E. Goldman
118 Bartley Road
Flanders, NJ 07836

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

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **SALVATORE BADOLATO**, late of the Township of Eldred, Monroe County, Pennsylvania, deceased.

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

Mary Badolato O'Connor, Executrix
829 Fawn View Road
Brodheads ville, PA 18322

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

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **TREVOR ROBERTS**, deceased, late of Ross Township, Monroe County, Pennsylvania, Letters of Administration have been granted to the undersigned, who request all persons having claim or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

Ronald Roberts, Administrator
C/O Patrick J. Best, Esquire
Anders, Riegel & Masington LLC
115 East Broad Street
Bethlehem, PA 18018
(610) 849-2287

PR - January 27, February 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **VINCENT ALMODOVAR a/k/a VICENTE C. ALMODOVAR a/k/a VINCENT C. ALMODOVAR**, Deceased September 20, 2016, 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 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.

Law Office of
David A. Martino, Esquire
PA Rte 209, P.O. Box 420
Brodheads ville PA 18322

Executor:
Vincent Almodovar
c/o David A. Martino, Esquire
Route 209, P.O. Box 420
Brodheads ville, PA 18322

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **William E. Elwine a/k/a William Elwine**, deceased

Late of Tunkhannock Township, Monroe County

Letters of Administration C.T.A. in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Theresa A. Hayes,
Administratrix C.T.A.
c/o Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices, LLC
P.O. Box 396
Gouldsboro, PA 18424

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Elsie Anna Hart a/k/a Elsie Hart**, Deceased, late of Monroe County, who died on October 29, 2016, to Robert D. Hart, Sr., Executor.

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

All persons having claims against the estate are requested to present them in writing within 4 months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Gary A. Hazen**, Deceased, late of Monroe County, who died on November 26, 2016, to Matthew Hazen, Executor.

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

All persons having claims against the estate are requested to present them in writing within 4 months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - January 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **John F. Yocabet Sr.**, Deceased, late of Monroe County, who died on Oct. 18, 2016, to John F. Yocabet Jr., Executor.

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

All persons having claims against the estate are requested to present them in writing within 4 months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - Jan. 20, Jan. 27, Feb. 3

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Katherine V. Whritenour**, Deceased, late of Monroe County, who died on Nov. 28, 2016, to Eileen W. Arnold and Katherine W. Lorenzo, Co-Executrices.

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

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

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

PR - Jan. 13, Jan. 20, Jan. 27

**PUBLIC NOTICE
FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on Oct. 17, 2016 for **Memories2Treasures**, located at 303 Seneca Lane, Canadensis, PA 18325.

The name and address of each individual interested in the business is Amanda Wolocen, 303 Seneca Lane, Canadensis, PA 18325.

This was filed in accordance with 54 Pa.C.S. 311.
PR - Jan. 27

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN THAT pursuant to the provisions of Section 311 of Act 1982-295, a Fictitious Name Registration was filed with the Department of State of the Commonwealth for:

VILLAGE FARMER & BAKERY

with its principal place of business at 13 Broad Street, Delaware Water Gap, PA.

The names and addresses of the persons owning or interested in said business are:

- Charles Cooper
- Alice Susan Cooper
- 13 Broad Street, Box 52
- Delaware Water Gap, PA 18327
- McFall, Layman & Jordan, P.C.
- 134 Broadway
- Bangor, PA 18013

PR - Jan. 27

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed and approved with the Department of State, Harrisburg, Pennsylvania on Oct. 21, 2008, under the Business Corporation Law of 1988, as amended, for the incorporation of **EAST PINE CREEK INC.**

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

PR - Jan. 27

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION - LAW
NO. 4576 CV 2016
JURY TRIAL DEMANDED**

Gallagher & Turchi
By: Joan D. Gallagher
I.D. No: 84081
1760 Market Street, Suite 1100
Philadelphia, PA 19103
(215) 963-1555
joanie@gallagher-law.com

O'Malley, Harris, Durkin & Perry, P.C.
By: Joseph T. Healey
I.D. No.: 78377
345 Wyoming Avenue
Scranton, PA 18503
(570) 348-3711
E-Mail: Jhealey@ohdplaw.com
Attorneys for Plaintiffs
Mary and Joseph Minch
MARY MINCH and JOSEPH MINCH
613 Seneca Avenue
Norwood, PA 19074
Plaintiffs

vs.
KDG RENTAL, INC.
845 N. Laurel Street
Hazleton, PA 08201

DANIEL ZOLA and DONNA ZOLA

135 Rick Glen Road
Sugarloaf, PA 18249

TIMOTHY WENNER and
DEANNA WENNER
700 North Laurel Street, Apt. B3
Hazleton, PA 18201
Defendants

NOTICE

TO: DEANNA WENNER
1503 VALLEY ROAD
TAMAQUA, PA 18252-5015

You have been named as a Defendant in a civil action instituted by Plaintiffs, Mary Minch and Joseph Minch, against you in this Court. Plaintiffs, Mary Minch and Joseph Minch allege in the Complaint in this action that Plaintiff, Mary Minch, was injured in a fall at a property located on South Lake Drive, Lake Harmony, Pennsylvania, which you left in a dangerous condition following cleaning that property and further, that you were an agent, servant, or employee of Defendants, KDG Rental, Inc., and Daniel and Donna Zola. Plaintiffs' claim damages in excess of \$50,000 and claim that you, along with the Co-Defendants, are responsible for and should have to pay these damages. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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

Northern Penn Legal Services
10 N. Tenth St.
Stroudsburg, PA 18360
(800) 532-8282

**Lawyer Referral Service
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288**

Gallagher & Turchi
1760 Market Street, Suite 1100
Philadelphia, PA 19103
(215) 963-1555
Joan D. Gallagher
Pa. Bar I.D. No.: 84081
Attorneys for Plaintiffs,
Mary and Joseph Minch

O'Malley, Harris, Durkin
& Perry, P.C.
345 Wyoming Avenue
Scranton, PA 18503
(570) 348-3711
Joseph T. Healey
Pa. Bar I.D. No.: 78377
Attorneys for Plaintiffs,
Mary and Joseph Minch

PR - Jan. 27

PUBLIC NOTICE
In The Court of Common Pleas
Of Monroe County,
Pennsylvania
Civil Action-Law
No. 8327-CV-2016
Notice of Action in
Mortgage Foreclosure

JPMorgan Chase Bank, National Association, Plaintiff vs. Glenn Russell Dotter, Known Heir of Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased, Wayne Thomas Dotter, Known Heir of Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased, Denise A. Rogers, Known Heir of Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased, Nanette Eckel, Known Heir of Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased, Gregg E. Dotter, Known Heir of Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased, Defendants

To the Defendant(s), **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darline Anne Dotter a/k/a Darlene Anne Dotter, Deceased:** TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association, has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 Assn.
 Find a Lawyer Program
 913 Main St.,
 Stroudsburg, PA 18360

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Regina Holloway, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff

Shapiro & DeNardo, LLC
 3600 Horizon Dr., Ste. 150
 King of Prussia, PA 19406
 610-278-6800

PR - Jan. 27

PUBLIC NOTICE
Monroe County
Court of Common Pleas
Number: 8971 CV 2016
Notice of Action in
Mortgage Foreclosure

Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America, Plaintiff v. Patricia A. Sheridan, Defendant

TO: Patricia A. Sheridan . Premises subject to foreclosure: 17 Hilltop Circle, East Stroudsburg, Pennsylvania 18302. **NOTICE:** If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing 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 Assoc. Find a Lawyer Program, 913 Main Street, P.O. Box 786, Stroudsburg, PA 18360; (570) 424-7288 . McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010.**

PR - Jan. 27

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. 7873-CV-2016

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

Plaintiff

vs.

MADELINE SCHREIBER, in her capacity as Heir of ARTHUR P. SCHREIBER, Deceased
 MARY COYLE, in his capacity as Heir of ARTHUR P. SCHREIBER, Deceased
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR P. SCHREIBER, DECEASED
 Defendants

NOTICE

To **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR P. SCHREIBER, DECEASED**

You are hereby notified that on October 31, 2016, Plaintiff, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 7873-CV-2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2323 HAMLET DRIVE POCONO a/k/a 3204 HAMLET DRIVE, COOLBAUGH TWP, PA 18466-4082 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 IN-

FORMATION 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 RE-
 DUCED FEE OR NO FEE.

Lawyer Referral Service:

Monroe County Bar Association
 Find a Lawyer Program
 913 Main Street
 Stroudsburg, PA 18360
 Telephone (570) 424-7288
 Fax (570) 424-8234

PR - Jan. 27

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. 4737-CV-2016

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
 SUCCESSOR IN INTEREST TO BANK OF AMERICA,
 NATIONAL ASSOCIATION, AS TRUSTEE, SUCCE-
 SSOR BY MERGER TO LASALLE BANK, NATIONAL
 ASSOCIATION AS TRUSTEE FOR EMC MORTGAGE
 LOAN TRUST 2004-C, MORTGAGE PASS-THROUGH
 CERTIFICATES, SERIES 2004-C

Plaintiff

vs.
 JOSEPH G. COSTA
 Defendant

NOTICE

To **JOSEPH G. COSTA**

You are hereby notified that on July 6, 2016, Plain-
 tiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUST-
 EEF, SUCCESSOR IN INTEREST TO BANK OF AMERI-
 CA, NATIONAL ASSOCIATION, AS TRUSTEE, SUC-
 CESSOR BY MERGER TO LASALLE BANK, NATIONAL
 ASSOCIATION AS TRUSTEE FOR EMC MORT-
 GAGE LOAN TRUST 2004-C, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2004-C, filed a
 Mortgage Foreclosure Complaint endorsed with a
 Notice to Defend, against you in the Court of Com-
 mon Pleas of MONROE County Pennsylvania,
 docketed to No. 4737-CV-2016. Wherein Plaintiff
 seeks to foreclose on the mortgage secured on your
 property located at 414 SELIG ROAD a/k/a, 185
 SELIG ROAD, POCONO LAKE, PA 18347 whereupon
 your property would be sold by the Sheriff of MON-
 ROE County.

You are hereby notified to plead to the above refer-
 enced 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 ap-
 pearance personally or by attorney and file your de-
 fenses 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 RE-

DUCTION FEE OR NO FEE.

Lawyer Referral Service:

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 Find a Lawyer Program
 913 Main Street
 Stroudsburg, PA 18360
 Telephone (570) 424-7288
 Fax (570) 424-8234

PR - Jan. 27

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. 2016-06847

CITIFINANCIAL SERVICING LLC

Plaintiff

vs.

JODY WILLIAM BUCHMAN

Defendant

NOTICE

To **JODY WILLIAM BUCHMAN**

You are hereby notified that on September 23, 2016,
 Plaintiff, CITIFINANCIAL SERVICING LLC, filed a
 Mortgage Foreclosure Complaint endorsed with a
 Notice to Defend, against you in the Court of Com-
 mon Pleas of MONROE County Pennsylvania,
 docketed to No. 2016-06847. Wherein Plaintiff seeks
 to foreclose on the mortgage secured on your prop-
 erty located at RR7 BOX 1198 a/k/a 211 WINKY LANE,
 SAYLORSBURG, PA 18353 whereupon your property
 would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above refer-
 enced 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 ap-
 pearance personally or by attorney and file your de-
 fenses 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 RE-

DUCTION FEE OR NO FEE.

Lawyer Referral Service:

Monroe County Bar Association
 Find a Lawyer Program
 913 Main Street
 Stroudsburg, PA 18360
 Telephone (570) 424-7288
 Fax (570) 424-8234

PR - Jan. 27

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
No: 9628 CV 2014**

Wilmington Savings Fund Society, F.S.B., Acting Solely as Trustee Of Private Trust 2014-1, Plaintiff vs. Estate of James A. Brown a/k/a James Brown a/k/a James Arthur Brown, Defendant

NOTICE

TO: All Other Heirs of James A. Brown a/k/a James Brown a/k/a James Arthur Brown, Known Or Unknown , Defendant(s), whose last known address is 106 Laurel Road n/k/a 306 Days Circle, East Stroudsburg, PA 18302.

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

TAKE NOTICE that the real estate located at 106 Laurel Road n/k/a 306 Days Circle, East Stroudsburg, PA 18302, is scheduled to be sold at Sheriff's Sale on 4/27/17 at 10:00 A.M., Monroe County Courthouse, Stroudsburg, Pennsylvania, to enforce the court judgment of \$250,593.20, obtained by the judgment creditor against you. Property Description: Prop. sit in the City of East Stroudsburg. BEING prem.: 106 Laurel Road n/k/a 306 Days Circle, East Stroudsburg, PA 18302. Tax Parcel: 09-4C-3-65. Improvements consist of residential property. Sold as the property of Estate of James A. Brown aka James Brown aka James Arthur Brown. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by 2 p.m. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirm & Assoc., LLC
Attys. for Plaintiff
Eight Neshaminy Interplex, Ste. 215
Treose, PA 19053
(215) 942-2090

PR - Jan. 27

**PUBLIC NOTICE
NOTICE OF SHERIFF SALE
OF REAL ESTATE
PURSUANT TO
Pa.R.C.P. No. 3129
COURT OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 575 CV 2013**

WELLS FARGO BANK, N.A., Plaintiff vs. Jermaine G. Robinson; Tricia A. Birkett, Defendants

TO: Tricia A. Birkett - Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Monroe County, Pennsylvania, and directed to the Sheriff of Monroe County, there will be exposed to Public Sale at the Monroe County Sheriff's Office, North 7th & Monroe Sts, Courthouse Annex Rm. 215, Stroudsburg, PA 18360 on **May 25, 2017 at 10:00 AM**, prevailing local time, your real property described herein. The Real Property to Be Sold is delineated in detail in a legal description con-

sisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. The Location of your property to be sold is: 59 Mountain Top Road, East Stroudsburg, PA 18302. The Judgment under or pursuant to which your property is being sold is docketed to: No. 575 CV 2013. A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Atty. for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611. This Paper Is a Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE: Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360, (570) 424-7288.**

PR - Jan. 27

**PUBLIC NOTICE
NOTICE OF SHERIFF SALE
OF REAL ESTATE
PURSUANT TO
Pa.R.C.P. No. 3129
COURT OF COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 5569-CV-14**

BANK OF NEW YORK MELLON (FKA BANK OF NEW YORK, SUCCESSOR TO JP MORGAN CHASE BANK) AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC4, Plaintiff vs. The Unknown Heirs and/or Administrators of the Estate of Dolores L. Bernek; Donna Talarico, as Believed Heir and/or Administrator of the Estate of Dolores L. Bernek; Shannon Bernek, as Believed Heir and/or Administrator of the Estate of Dolores L. Bernek; Joseph B. Bernek, as Believed Heir and/or Administrator of the Estate of Dolores L. Bernek, Defendants

TO: The Unknown Heirs and/or Administrators of the Estate of Dolores L. Bernek, Shannon Bernek, as Believed Heir and/or Administrator of the Estate of Dolores L. Bernek, Joseph B. Berneck, as Believed Heir and/or Administrator of the Estate of Dolores L. Bernek - Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Monroe County, Pennsylvania, and directed to the Sheriff of Monroe County, there will be exposed to Public Sale at the Monroe County Sheriff's Office, North 7th & Monroe Sts., Courthouse Annex, Rm. 215, Stroudsburg, PA 18360 on **June 29, 2017 at 10:00 AM**, prevailing local time, your real property described herein. The Real Property to Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. The Location of your property to be sold is: 122 Skyline Dr., Blakeslee, PA 18610. The Judgment under or pursuant to which your property is being sold is docketed to: No. 5569-CV-14. A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Atty. for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611. This Paper Is a Notice of the Time and Place of the Sale of Your Property. It has been issued

because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE: Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; (570) 424-7288.**

PR - Jan. 27

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1927-CV-2015**

LSF9 MASTER PARTICIPATION TRUST

Vs.
CARMEN CRUZ MALAVE A/K/A CARMEN S. CRUZ-MALAVE AND GERARDITA C. MALGADY, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT MALGADY

NOTICE TO: CARMEN CRUZ MALAVE a/k/a CARMEN S. CRUZ-MALAVE AND GERARDITA C. MALGADY, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT MALGADY

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

Being Premises: 3162 LAKEVIEW DRIVE, a/k/a 3162 CAROBETH DRIVE, TOBYHANNA, PA 18466-8135

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

TAX CODE: 03/8B/1/13

TAX PIN: 03635819511882

Improvements consist of residential property.
Sold as the property of CARMEN CRUZ MALAVE a/k/a CARMEN S. CRUZ-MALAVE AND GERARDITA C. MALGADY, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT MALGADY

Your house (real estate) at 3162 LAKEVIEW DRIVE, A/K/A 3162 CAROBETH DRIVE, TOBYHANNA, PA 18466-8135 is scheduled to be sold at the Sheriff's Sale on 03/30/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$81,159.84 obtained by, LSF9 MASTER PARTICIPATION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 27

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2622 CV 2016**

WELLS FARGO BANK, N.A.

Vs.
ROSE MARIE NEGLIA, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF FRANK NEGLIA BRIDGET A. NEGLIA a/k/a BRIDGET NEGLIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA, MICHAEL J. NEGLIA a/k/a MICHAEL NEGLIA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK NEGLIA, DECEASED

NOTICE TO: BRIDGET A. NEGLIA a/k/a BRIDGET NEGLIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK NEGLIA, DECEASED

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

Being Premises: 296 COOLBAUGH ROAD, EAST STROUDSBURG, PA 18302-7970

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

TAX CODE: 9/10/1/52

TAX PIN: 09732400453423

Improvements consist of residential property.

Sold as the property of ROSE MARIE NEGLIA, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF FRANK NEGLIA, BRIDGET A. NEGLIA a/k/a BRIDGET NEGLIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA, MICHAEL J. NEGLIA a/k/a MICHAEL NEGLIA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FRANK NEGLIA AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK NEGLIA, DECEASED

Your house (real estate) at 296 COOLBAUGH ROAD, EAST STROUDSBURG, PA 18302-7970 is scheduled to be sold at the Sheriff's Sale on 03/30/2017 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$80,851.81 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 27

**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 9582 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. RT-115, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Jesse R. Ware a/k/a Jessie R. Ware and Bienvenida P. Ware, married, by deed dated July 24, 2009 and recorded on August 28, 2009 in Record Book Volume 2358 at page 9753 granted and conveyed unto St. Hamm Management, LLC.

Being part of Parcel No. 16/88116/U115 and Pin No. 16732101399065U115

-and-

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 33 of Unit No. RT-149, of Ridge Top Village, Shawnee Village Planned Residential De-

development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Peter B. Panzer and Linda R. Panzer, by deed dated November 25, 2009 and recorded on December 10, 2009 in Record Book Volume 2363 at Page 9991 granted and conveyed unto St. Hamm Management, LLC.
Being part of Parcel No. 16/110427 and Pin No. 16732101497280U149

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 5 of Unit No. RT-149, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Peter B. Panzer and Linda R. Panzer, his wife, by deed dated December 7, 2009 and recorded on December 18, 2009 in Record Book Volume 2364 at Page 3370 granted and conveyed unto St. Hamm Management, LLC.
Being part of Parcel No. 16/110427 and Pin No. 16732101497280U149

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-41, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which marian S. Coffey, a single woman, by deed dated October 16, 2009 and recorded on December 18, 2009 in Record Book Volume 2364 at Page 3356 granted and conveyed unto St. Hamm Management, LLC.
Being part of Parcel No. 16/3/2/28-41 and Pin No. 16732102689650

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 39 of Unit No. RT-164, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which George M. Betts, a single man, by deed dated January 6, 2010 and recorded on May 27, 2010 in Record Book Volume 2371 at page 2596 granted and conveyed unto St. Hamm Management, LLC.
Being part of Parcel No. 16/110454 and Pin No. 16732102590391U164

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ST. HAMM MANAGEMENT, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 4448 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, **FEBRUARY 23, 2017**
AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. 5, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Dennis Kostulakos, and Virginia Kostulakos, husband and wife, by deed dated August 28, 2009 and recorded on October 23, 2009 in Record Book Volume 2361 at Page 6163 granted and conveyed unto Interval Weeks Inventory, LLC.
Being part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

-and-

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. 19, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown ad described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Christopher Charest and Claudia Charest, husband and wife, by deed dated March 26, 2010 and recorded on May 3, 2010 in Record Book Volume 2370 at Page 1148 granted and

conveyed unto Interval Weeks Inventory, LLC.
Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

-and-
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. 22, of Phase IIIA, River Village Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Barbara Yunker and John Yunker, husband and wife, by deed dated October 19, 2010 and recorded on October 27, 2010 in Record Book Volume 2377 at Page 9284 granted and conveyed unto Interval Weeks Inventory, LLC.
Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

INTERVAL WEEKS INVENTORY, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9297 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, **FEBRUARY 23, 2017**
AT 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) 33 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. R45, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James Nicholas and Delma Carter Nicholas, by deed dated February 15, 2008 and recorded on August 11, 2008 in Record Book Volume 2340 at Page 1994 granted and conveyed unto The WB Marketing Company
Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

-and-

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 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. R89, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Donald R. Weaver and Joan L. Weaver, by deed dated April 10, 2007 and recorded on November 15, 2007 in Record Book Volume 2321 at Page 500 granted and conveyed unto The WB Marketing Company
Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

-and-

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 34 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. R126, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James Nicholas and Delma Carter Nicholas, by deed dated February 15, 2008 and recorded on August 11, 2008 in Record Book Volume 2340 at Page 1994 granted and conveyed unto The WB Marketing Company
Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE WB MARKETING COMPANY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9106 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 37 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 25D 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 Gary Hansen and Gail E. Hansen, his wife, by deed dated January 23, 2012 and recorded on January 24, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2397, at Page 1299, granted and conveyed unto Cooper Family Holdings, LLC.

Being part of Parcel No. 16/4/1/48-25D and

Pin No. 16732102889009B25D

AND

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 44 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 12B 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 Janet E. Dunlap, by deed dated January 27, 2012 and recorded on March 8, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2399, at Page 1155, granted and conveyed unto Cooper Family Holdings, LLC.

Being part of Parcel No. 16/4/1/48-12B and

Pin No. 16732102879955B12B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

COOPER FAMILY HOLDINGS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 8936 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 29 of Unit No. RT-82, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Patricia A. McNeill and Brittany McNeill, by deed dated December 12, 2012 and recorded on December 18, 2012 in Record Book Volume 2412 at page 6565 granted and conveyed unto Day by Day Community Outreach, Inc.

Being part of Parcel No. 16/88081/U82 and

Pin No. 16732102694239

-and-

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. RT-158, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Patricia A. McNeill and Brittany McNeill, by deed dated December 12, 2012 and recorded on December 18, 2012 in Record Book Volume 2412 at page 6570 granted and conveyed unto Day by Day Community Outreach, Inc.

Being part of Parcel No. 16/110438 and Pin No.

16732102591106U158

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAY BY DAY COMMUNITY
OUTREACH, INC.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9013 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. RT-43, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Leonard D. Boulay and Peggyann G. Boulay, a married couple, by deed dated May 12, 2009 and recorded on June 11, 2009 in Record Book Volume 2354 at Page 8343 granted and conveyed unto EZ Timeshare Solutions, Inc.

Being part of Parcel No. 16/3/2/28-43 and Pin No. 16732102689677

-and-

ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. RT-74, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Jose Maldonado and Margie Maldonado, a married couple, by deed dated March 9, 2010 and recorded on April 12, 2010 in Record Book Volume 2369 at Page 1423 granted and conveyed unto EZ Timeshare Solutions, Inc.

Being part of Parcel No. 16/88073/U74 and Pin No. 16732102696389

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EZ TIMESHARE SOLUTIONS, INC.
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 6402 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 39 n 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 18A 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 Security Bank and Trust Company, Trustee, by deed dated January 26, 1977 and recorded on January 24, 1978 in the Office of the recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 843, at Page 234, granted and conveyed unto Robert B. Cook and Sheila Cook.

ALSO BEING THE SAME premises which Kenneth B. Cook, Executor of the Last Will and Testament of Robert B. Cook, Deceased, by deed dated February 14, 1991 and recorded on March 28, 1991 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1772, at Page 215, granted and conveyed unto Kenneth B. Cook, Robert B. Cook, Jr., and Amy Elizabeth Cook a fifty percent interest.

Being part of Parcel No. 16/4/1/48-18A and Pin No. 1673210287798B18A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KENNETH B. COOK
ROBERT B. COOK, JR.
AMY ELIZABETH COOK
WILLIAM W. COOK**

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9399 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**
AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-166, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 2369 at Page 4680 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/110456 and Pin No. 16732102591390U166

ALL THAT CERTAIN interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. RT-166, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Jody M. Owens, a married woman, by deed dated July 16, 2010 and recorded on September 10, 2010 in Record Book Volume 2375 at Page 6631 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/110456 and Pin No. 16732102591390U166

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

INTERVAL WEEKS INVENTORY, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 6358 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 , **FEBRUARY 23, 2017**
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the northerly side of Carol Road, a corner of Lot No. 506 and Lot No. 507, as shown on "Plotting of No. 2 of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.," thence along the southerly side of Carol Road North 69 degrees 34 minutes East 75 feet to a pipe, thence by Lot No. 508 South 20 degrees 26 minutes East 150 feet to a point; thence by Lot No. 527 South 69 degrees 34 minutes West 75 feet to a point; thence by Lot No. 506 North 20 degrees 26 minutes West 150 feet to the place of **BEGINNING**.
BEING Lot No. 507 of said Plotting No. 2 of lots surveyed for Clinton R. Alden.

Tax ID: 9/4B/1/2

Title to said premises is vested in Michael Koroly by deed from Wells Fargo Bank, NA dated July 18, 20-13 and recorded August 9, 2013 in Deed Book 2425, Page 2389.

Parcel No. 09/4B/1/2

Pin No. 09734503227755

Being Known As: 112 Carol Road, East Stroudsburg, PA, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RUSSELL C. KIRKS AND
ALAN B. KIRKS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 859 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 , FEBRUARY 23, 2017
 AT 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 message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 155, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank N.A. P.O.A. for the Continental Bank Successor Trustee to Trust Company, Trustee, by deed dated March 31, 1992 and recorded on June 8, 1993 in Record Book Volume 1891 at Page 60 granted and conveyed unto Irene Florence Swinton Albert Stancil and Barbara Stancil.

Being part of parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FLORENCE SWINTON
 ALBERT STANCIL
 BARBARA STANCIL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 4255 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 , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval Nos. 28 and 29 of Unit No. R32, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 20, 1987 and recorded on March 13, 1987 in Record Book Volume 1532 at Page 970 granted and conveyed unto Clifford E. Barton and Sylvia A. Barton. Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CLIFFORD E. BARTON
 SYLVIA A. BARTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 6541 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 , FEBRUARY 23, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
 AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 8 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 29D 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 Business Vacation Concepts, Inc., by deed dated August 9, 2004 and recorded on August 30, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2200, at Page 6190, granted and conveyed unto Colette V. Allen.

Being part of Parcel No. 16/4/1/48-29D and Pin No. 16732102889116B29D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM B. SUMMERS
 ELIZABETH SUMMERS
 (DECEASED)
 HAROLD T. SUMMERS
 DOROTHY J. SUMMERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 5017 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 , FEBRUARY 23, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
 ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. 30, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 7, 2000 and recorded on August 17, 2000 in Record Book Volume 2082 at Page 9125 granted and conveyed unto George Maintanis.

Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE MAINTANIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 5701 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, FEBRUARY 23, 2017
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 48 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 131 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Clyde Wigfall and Wilhelmena C. Wigfall, by deed dated May 3, 1995 and recorded on May 12, 1995 in Record Book Volume 2005 at Page 509 granted and conveyed unto Robert Richardson Revocable Trust.

Being part of Parcel No. 16/3/3/3-1-131 and Pin No. 16732102999601B131

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT RICHARDSON,
TRUSTEE OF THE
ROBERT RICHARDSON
REVOCABLE TRUST**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9302 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, FEBRUARY 23, 2017
AT 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) 3 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. R87, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Madalyn M. Kell, Surviving Spouse of George R. Kell, deceased on July 24, 2004, by deed dated December 23, 2009 and recorded on December 31, 2009 in Record Book Volume 2364 at Page 8846 granted and conveyed unto Wesley Family Trust.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WESLEY FAMILY TRUST

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 5176 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 52 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 120 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Evelyn T. Waters, by deed dated November 19, 1993 and recorded on March 1, 1994 in Record Book Volume 1939 at Page 414 granted and conveyed unto Evelyn T. Waters as Trustee of the Evelyn T. Waters Trust.

Being part of Parcel No. 16/3/3/3-1-120 and Pin No. 16733101094837B120

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EVELYN T. WATERS AS
TRUSTEE OF THE EVELYN T.
WATERS TRUST**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 7997 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 20 & 38 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania shown and designated as Unit No. 106 on a certain "Declaration Plan - Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, by deed dated November 9, 1977 and recorded on March 5, 1986 in Record Book Volume 1480 at Page 1230 granted and conveyed unto Warren Gordon McIvor and Priscilla McIvor. Being part of Parcel No. 16/3/3/3-1-106 and Pin No. 16733101091634B106

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WARREN GORDON MCIVOR
AND PRISCILLA MCIVOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9059 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 , FEBRUARY 23, 2017
AT 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) 26 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. 67, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust company, Trustee, by deed dated October 15, 1980 and recorded on June 8, 1983 in Record Book Volume 1266 at Page 37 granted and conveyed unto James G. Letcher and Phyllis M. Letcher. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES G. LETCHER
PHYLLIS M. LETCHER**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 7238 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time period(s) 48 in that certain piece or parcel of land, together with the messuage (and veranda, if any), situate in Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No(s). 84D on a certain "Declaration Plan-Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy House Property Owners Association, by deed dated January 12, 2012 and recorded on January 17, 2012 in Record Book Volume 2396 at Page 8176 granted and conveyed unto Sandra DeJesus and Harry Honovich. Being part of Parcel No. 16/3/3/3-1-84D and Pin No. 16732102995469B84D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SANDRA DEJESUS
HARRY HONOVICH**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 8488 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 29 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. B68, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Neil Pultz and Alma Pultz, by deed dated December 1, 2009 and recorded on December 15, 2009 in Record Book Volume 2364 at Page 1734 granted and conveyed unto The Cardenas Family Trust, LLC. Being part of parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THE CARDENAS FAMILY
TRUST, LLC**

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania**

JEFFREY A. DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10**

**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 845 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 , FEBRUARY 23, 2017
AT 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 message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R124, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Helen Bongarzone, by deed dated July 26, 2009 and recorded on November 16, 2009 in Record Book Volume 2362 at Page 6905 granted and conveyed unto Vacation Pros, LLC. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VACATION PROS, LLC**

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10**

**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 8393 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 3 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of **Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 9A 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 The Estate of Janet Broder, by the Administrator of her Estate, John B. Sharkey, by deed dated October 25, 1999 and recorded on November 1, 1999 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2071 at Page 1677, granted and conveyed unto John B. Sharkey.

Being part of Parcel No. 16/4/1/48-9A and Pin No. 16732102879807B9A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN B. SHARKEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 870 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 , FEBRUARY 23, 2017
AT 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) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of **Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 129, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Irene Quirk, by deed dated December 4, 1999 in Record Book Volume 2072 at Page 8129 granted and conveyed unto Irene Quirk and Dawn Carey.
Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

IRENE QUIRK (DECEASED)

DAWN CAREY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 8481 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 , FEBRUARY 23, 2017
AT 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) 4 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. 103, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Walter Dolengo, Executor of the Estate of Charles Powell, by deed dated November 20, 2000 and recorded on December 13, 2000 in Record Book Volume 2088 at Page 5329 granted and conveyed unto Michelle Powell Dennis. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHELLE POWELL-DENNIS**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 6360 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 23 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 10A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly file in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company Trustee, by deed dated August 5, 1981 and recorded on August 18, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1128, at page 153, granted and conveyed unto John L. Bell and Betty M. Bell. Being part of Parcel No. 16/4/1/48-10A and Pin No. 16732102879912B10A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN L. BELL
BETTY M. BELL**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 6187 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 32 in that certain piece or parcel of land situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 100 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.
BEING THE SAME premises which Edward J. Furman and Ruth Furman, by deed dated May 25, 2009 and recorded on July 22, 2009 in Record Book Volume 2357 at Page 1479 granted and conveyed unto Vacation Pros, LLC.

Being part of Parcel No. 16/3/3/3-1-100 and Pin No. 16732102999594B100

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATION PROS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 5491 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 120 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area.

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

BEING THE SAME premises which Dennis R. Dodson and Connie s. Dodson by deed dated April 26, 2012 and recorded on may 8, 2012 in Record Book Volume 2402 at Page 1505 granted and conveyed unto Trive Holdings, 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:

TRIVE HOLDINGS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 6526 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 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 5F 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 Kay F. Locke, Administratrix of the Estate of Levy Ennis Locke, Jr., by deed dated March 29, 2003 and recorded on April 8, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2149, at Page 7305, granted and conveyed unto Kay F. Locke.

Being part of Parcel No. 16/4/1/48-5F and
Pin No. 1673210287918B5F

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

KAY F. LOCKE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 5703 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 26 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 124 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Richard J. Bruck and Mabel N. Bruck, by deed dated November 30, 2010 and recorded on February 3, 2011 in Record Book Volume 2382 at Page 6509 granted and conveyed unto Interval Weeks Inventory, LLC.

Being part of Parcel No. 16/3/3/3-1-124 and
Pin No. 16733101095920B124

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

INTERVAL WEEKS INVENTORY, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 7146 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 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. 60, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Leila Berry, by deed dated April 26, 2011 and recorded on May 3, 2011 in Record Book Volume 2386 at Page 1320 granted and conveyed unto Brannon Hall.

Being part of Parcel No. 16/2/1/1-8 and Pin No.
16732102562122

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

BRANNON HALL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 4680 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 , FEBRUARY 23, 2017
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 41 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. FV 31F 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 James E. Mossberg, by deed dated July 8, 2009 and recorded on October 27, 2009 in Record Book Volume 2361 at Page 7638 granted and conveyed unto Vacation Pros, LLC.

Being part of Parcel No. 16/4/1/48-31F and Pin No. 16732102888144B31F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VACATION PROS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 5687 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 , FEBRUARY 23, 2017
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 4 in that certain piece or parcel of land situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 83F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Francis Von Duerling and Elsie Von Duerring, by deed dated April 20, 1981 and recorded on June 11, 1981 in Record Book Volume 1113 at Page 103 granted and conveyed unto Mary Jane Stephen.

Being part of Parcel No. 16/3/3/3-1-83F and Pin No. 16732102995446B83F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARY JANE STEPHEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

**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 9610 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. RT-159, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Paul Gaspar and Donna M. Gaspar, a married couple, by deed dated November 17, 2006 and recorded on January 16, 2007 in Record Book Volume 2293 at Page 8008 granted and conveyed unto Resorts Access Network, LLC.

Being part of Parcel No. 16/110439 and Pin No. 16732102590188U159

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RESORTS ACCESS NETWORK, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

**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 473 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 25 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 49D 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 Security Bank and Trust Company, Trustee, by deed dated December 10, 1975 and recorded on July 10, 1981 in Record Book Volume 1119 at Page 9 granted and conveyed unto Merimac Corporation.

Being part of Parcel No. 16/4/1/48-49D and Pin No. 16732102886460B49D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MERIMAC CORPORATION

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

**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 9362 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 41 of Unit No. RT-133, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Donald A. Martin and Beverly S. Martin, by deed dated March 5, 2010 and recorded on May 26, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2371 at Page 1797 granted and conveyed unto The Thrown Apple, LLC.

Being part of Parcel No. 16/88134/U133 and Pin No. 16732101491105U133

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE THROWN APPLE, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 9135 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 15 of Unit No. RT-186, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at page 20.

BEING THE SAME premises which John N. Stockhausen and Nancy V. Stockhausen, married, by deed dated March 17, 2009 and recorded on March 27, 2009 in Record Book Volume 2350 at Page 8101 granted and conveyed unto Callahan & Zalinsky, Associates, LLC. Being part of Parcel No. 16/110477 and Pin No. 16732102593684U186

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CALLAHAN & ZALINSKY ASSOCIATES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

**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 9369 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. RT-152, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Angelica Jarama and Rosa Jarama, by Deed dated October 24, 2012 and recorded on January 8, 2013 in Record Book Volume 2413 at Page 7922 granted and conveyed unto Rodney A. Mason.

Being part of Parcel No. 16/110430 and Pin No. 16732101498162U152

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RODNEY A. MASON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 45 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL OF OUR undivided one-half interest in all that certain tract 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:

BEGINNING at a pipe a corner of lands of Floyd James Hess; thence by said lands South 3 degrees 6 minutes West 388.7 feet to a pipe; thence by lands of Elizabeth Featherman South 20 degrees 5 minutes East 96 feet to a Hickory Tree; thence by the same South 53 degrees 5 minutes East 358.5 feet to a point in the center of Legislative Route No. 45017 leading from Marshalls Creek to Camp William Penn; thence in and along the center of said road for the following four courses and distances (1) South 23 degrees 16 minutes East 38.5 feet; (2) South 5 degrees 52 minutes West 160.4 feet (3) South 35 degrees 2 minutes West 71.4 feet (4) South 30 degrees 51 minutes West 90.2 feet to a point in the center of said road; thence leaving said road by lands of Marshall H. Smock North 68 degrees 27 minutes West (at 17 feet passing over a pipe 144.8 feet to a pipe; thence by the same South 22 degrees 13 minutes West (at 263.65 feet passing over a pipe) 287.2 feet to a point in the center of Township Road No. 521; thence South 75 degrees 53 minutes West 7.8 feet to a point in said road; thence South 55 degrees West 214.1 feet to a point in the center of said road; thence leaving said road by lands to be conveyed to LeRoy P. Johnson North no degrees 29 minutes East (at 17.8 feet passing over a pipe) 488.57 feet to a pipe; thence by the same North 2 degrees 23 minutes East 840.7 feet to a pipe in line of lands of Floyd James Hess; thence by said lands North 79 degrees 5 minutes East 177.99 feet to the place of **BEGINNING**.

CONTAINING 8.52 acres, more or less.

BEING the same premises which Peter Catalonotto and Helen Catalonotto, his wife, by their deed dated July 10, 1991 and recorded September 5, 1991 in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA in Recording Book Volume 1792, page 1567, granted and conveyed unto Raymond Leeb and Kristina Leeb, his wife. And the said Raymond Leeb died January 30, 1994 leaving to survive him, his wife, Kristina Leeb, as surviving tenant by the entirety.

It is the intention of the parties hereto that Kristina Leeb shall own an undivided fifty (50%) percent interest in the above described premises and that Peter Catalonotto and Helen Catalonotto, his wife, shall own the remaining undivided fifty (50%) percent interest in the above described premises.

UNDER AND SUBJECT to all easements and restrictive covenants as set forth on the above mentioned map.

EXCEPTING AND RESERVING out of the hereinabove described parcel all that certain piece or parcel of land described in Deed from James W. Viera and Diane Gray Viera, his wife, to Westwood Construction, Inc., by their Deed dated July 13, 1989 and recorded July 25, 1989, in Deed Book Vol. 1692, page 416, de-

scribed as follows:

ALL that certain lot or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown as Lot 1, on a map titled 'A Subdivision of Lands of James W. Viera and Diane Gray Viera' as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors, Marshalls Creek, Pennsylvania, dated May 11, 1989, and revised June 15, 1989 and recorded in Monroe County Plot Book Volume 61, page 269, bounded and described as follows, to wit:

BEGINNING at a point in Wooddale Drive (Township Road 521), said point being the southeasterly corner of lands of Bernard J. Reimer (Deed Book Volume 582, page 150), as shown on the above mentioned map; **THENCE 1.)** along lands of Bernard J. Reimer, and partly along lands of Carol M. Fisher (Deed Book Volume 1222, Page 139), North 0 degrees 00 minutes 56 seconds West (passing a found pipe at 32.08 feet and passing a pin at 42.23 feet), 307.23 feet to a pin; **THENCE 2.)** along remaining lands of James W. Viera and Diane Gray Viera, which this parcel was formerly a part, North 89 degrees 59 minutes 04 seconds East 256.40 feet to a pin in line of lands of Joseph F. Smykla (Deed Book Volume 1024, page 90); **THENCE 3.)** along said lands of Joseph F. Smykla, South 22 degrees 26 minutes 53 seconds West (passing a pin at 164.13 feet and passing a pipe at 172.25 feet) 195.95 feet to a point in said Wooddale Drive; **THENCE 4.)** in and along said Wooddale Drive, South 75 degrees 23 minutes 04 seconds West 7.43 feet to a point; **THENCE 5.)** in and along the same, South 54 degrees 30 minutes 04 seconds West 214.10 feet to the place of **BEGINNING**. **CONTAINING 1.167 acres, more or less.**

TITLE TO SAID PREMISES IS VESTED IN Kristina Leeb, widow and Peter Catalonotto and Helen Catalonotto, his wife, as joint tenants with right of survivorship as between Kristina Leeb and Catalonotto and as tenants by the entireties as between Peter Catalonotto and Helen Catalonotto, his wife, by Deed from Kristina Leeb, widow, dated 02/28/1994, recorded 02/28/1994 in Book 1939, Page 187.

TAX CODE: 09/16A/2/7

TAX PIN: 09731302966555

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KRISTINA LEEB
PETER CATALONOTTO
HELEN CATALONOTTO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8880 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT PARCEL of land in the Town of Hamilton, Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2075, Page 7548, ID #7/71/65, being known and designated as a metes and bounds property.

Being more fully described in Deed as the following:
ALL THOSE CERTAIN tracts, pieces or parcels of land situate in the **Township of Hamilton, County of Monroe and State of Pennsylvania**, bounded and described as follows, to wit:

No. 1. BEGINNING at a post in the road leading from Shafers School House to Wesley Chapel; thence South twenty-one degrees East fifty and six-tenths perches to a stone; thence South eighty-eight and one-quarter degrees West (crossing the aforesaid road) fifty-four and one-fourth perches to a stone; thence North two and one-half degrees West thirteen and three-quarter perches to a stone; thence North eighty-two and one-quarter degrees East thirty-three and one half perches to a stone on the side of said road; thence North six degrees East thirty and six-tenths perches to the place of BEGINNING. CONTAINING six acres, fifty-four perches, more or less.

No. 2. BEGINNING at a stone by land of East Stroudsburg Lumber Company; thence North eighteen degrees West fifty-four perches to a stone by land of late Angelina Dreher; thence by the same North seventy degrees East ten perches to a stone; thence by land of Johnson Mosteller South eighteen degrees East forty and three-quarter perches to a stone; thence by the same North seventy degrees East twelve perches to a stone; thence by the same South eighteen degrees East thirteen perches to a stone; thence South seventy degrees West twenty-two perches to a stone, the place of BEGINNING. Containing four and one-half acres, more or less.

No. 3. BEGINNING at a stone, a corner of land now or late of John Walter and lands late of Ann Huston; thence by lands late of Ann Huston, deceased, South sixty-five degrees West twelve and four-tenths perches to a stone; thence by the same North twenty-three and three-quarter degrees West forty-two and eight-tenths perches to a stone; thence by lands late of George Dreher, North sixty-two and one-quarter degrees East sixty perches to a stone; thence by the same, South twenty-four and one-half degrees thirteen and eight-tenths perches to a stone; thence by and late of Peter Mosteller, South six degrees West thirty and six-tenths perches to a stone; thence by the same South eighty-two and one-half degrees West thirty-three and one-half perches to a stone; thence by the same South two and one-quarter degrees East thirteen and three-quarter perches to the place of BEGINNING. CONTAINING twelve acres, one hundred thirty-four perches, more or less.

Under and subject to rights granted to Metropolitan Edison Company as more fully set forth in Deed Book Volume 162, Pages 539 and 540; Deed Book Volume 178, Page 285, and; Recording Book Volume 1947, Page 114.

Also under and subject to rights granted to Blue Ridge Cable Television as more fully set forth in Deed

Book Volume 1198, Page 166.

Title to that portion of the premises within the bed of TR-314 a/k/a Shiffer Road, T-317 a/k/a Brislin Road and Route 33 is subject to public and private rights therein.

EXCEPTING hereout and here from all those certain premises as described in a certain deed from Theresa Caminito, widow, to Christian W. Schneider and Stephanie E. Schneider, his wife; dated and recorded August 8, 1997 at the Office of the Recorder of Deeds, etc., in and For Monroe County at Stroudsburg, Pennsylvania in Recording Book Volume 2038, Page 8255, said deed conveying Lot 2 (1.58 acres) and Lot 2A (.26 acre) as shown on Subdivision of Lands of Frank Caminito and filed in Plot Book 59, Page 377.

ALSO EXCEPTING AND RESERVING unto the Grantor herein, her heirs and assigns Lot 1 (2.90 acres) as shown on Subdivision of Lands of Frank Caminito and filed at the aforesaid Recorder's Office in and for Monroe County, Pennsylvania, in Plot Book 59, Page 377.

BEING THE SAME PREMISES which Theresa Caminito, widow, by deed dated 2/29/2000 and recorded 2/29/2000 in Book 2075 Page 7548 conveyed to Rolando D. Cajucom and the said Rolando D. Cajucom departed this life on 6/16/2013, vesting title solely in the unknown heirs of Rolando D. Cajucom, deceased, Rolando Cajucom Jr., solely in his capacity as heir of Rolando Cajucom, deceased, Rowena Cajucom, solely in his capacity as heir of Rolando Cajucom, deceased and Nida Villahermosa aka Nida Cajucom, solely in their capacity as heir of Rolando Cajucom, deceased.

Pin #: 07638000461786

Tax Code #: 07/71/65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THE UNKNOWN HEIRS OF ROLANDO D. CAJUCOM, DECEASED

ROLANDO CAJUCOM, JR., SOLELY IN HIS CAPACITY AS HEIR OF ROLANDO CAJUCOM, DECEASED

ROWENA CAJUCOM, SOLELY IN HIS CAPACITY AS HEIR OF ROLANDO CAJUCOM, DECEASED

NIDA VILLAHERMOSA AKA NIDA CAJUCOM, SOLELY IN THEIR CAPACITY AS HEIR OF ROLANDO CAJUCOM, DECEASED

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
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1593 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 A.M.

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 tract of land, and mesuage, situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at an iron pipe located along the lands of Howard A. Kresge, said iron pipe being also the northwest corner of the lands belonging to the Evangelical Association of North America; thence along the lands of the said Kresge North five degrees zero minutes zero seconds West (N 5°00'00" W) one thousand seven hundred twenty three and sixty one-hundredths feet (1723.60') to a pine knot and stone corner; thence along the lands now or late of Claude Possinger North eighty eight degrees forty eight minutes one second East (N 88°48'01" E) seven hundred fifty and twenty four one-hundredths feet (750.24') to a pine knot and iron pipe; thence along the lands of the Pohoqualine Fish Association South five degrees ten minutes fifty three seconds East (S 5°10'53" E) one thousand seven hundred eighty four and fifty one-hundredths feet (1784.50') to a point along the north right of way line of Township Route 459; thence along the said right of way line the following four courses and distances: (1) South eight degrees thirty one minutes forty nine seconds West (S 80°31'49" W) two hundred eighty nine and ninety five one-hundredths feet (289.95') to the beginning of a curve to the right; (2) thence along said curve having a radius of five thousand four hundred sixteen and sixty three one-hundredths feet (5416.63') and a tangent length of ninety nine and seventy one-hundredths feet (99.70') an arc distance of one hundred ninety nine and forty one-hundredths feet (199.40') to a point; (3) thence South eighty two degrees thirty eight minutes twenty two seconds West (S 82°38'22" W) twelve and seventy two one-hundredths feet (12.72') to the beginning of a curve to the right, (4) thence along said curve having a radius of one thousand thirty two and ninety one-hundredths feet (1032.90') and a tangent length of thirty three and seventeen one-hundredths feet (33.17') an arc distance of sixty six and thirty three one-hundredths feet (66.33') to the southeast corner of the lands belonging to the Evangelical Association of North America; thence along the said Evangelical Association the following two courses and distance: (1) North four degrees thirty seven minutes forty eight seconds West (N 4°37'48" W) one hundred thirty five and three one-hundredths feet (135.03') to a point; (2) thence South eighty eight degrees twenty four minutes thirty six seconds West (S 88°24'36" W) one hundred eighty eight and thirty one one-hundredths feet (188.31') to the point of **BEGINNING**.

Description prepared by Allison M. Bradbury, Registered Surveyor, August 29, 1974.

TAX ID#2/7/1/16-2

BEING THE SAME PREMISES which Arthur G. Albertson and Katherine M. Albertson, by Deed dated 12/18/2000 and recorded 1/4/2001 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2089, Page 4428, Instrument

#200100319, granted and conveyed unto Beverly L. Cook and Edward Stiuso, III.

Tax ID #: 02/7/1/16-2

Pin: 02634000765007

PIN #: 02634000765007

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY L. COOK AND UNITED STATES OF AMERICA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6573 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 22 on a map entitled "A Subdivision of Lands of Daniel Wise", dated July 17, 1987, as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors, Marshalls Creek, Pa., duly approved and recorded in Plot Book Vol 59, Page 287, more fully described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of a 50 foot wide street known as Lee Lane, said point also being a common corner of Lot 21 and Lot 22; thence (1) along said Lot 21, South 32 degrees 00 minutes 00 seconds East 183.27 feet to a point; thence (2) by said Lot 21 and Lot 20, South 55 degrees 04 minutes 07 seconds East (passing a point at 173.29 feet) 250.11 feet to a point in line of Lot 7 Barton Terrace; thence (3) by said Barton Terrace, South 17 degrees 59 minutes 40 seconds West 130.67 feet to a point; thence (4) by Lot 23, North 55 degrees 04 minutes 07 seconds West 472.77 feet to a point on said southerly right of way line of Lee Lane; thence (5) along said Lee Lane, North 34 degrees 55 minutes 53 seconds East 118.44 feet to a point; thence (6) along the same, on a curve to the right having a radius of 200.00 feet, for an arc length of 80.53 feet to the place of **BEGINNING**.

CONTAINING 1.458 acres.

BEING part of the same premises which Robert L. Metzger, et al, by deed dated February 28, 1986 and recorded in the Office for the Recording of Deeds & C., in and for Monroe County, at Stroudsburg, Pennsylvania, in REcord Book Volume 1488 at page 1542, granted and conveyed unto Daniel Wise and Phyllis Wise, husband and wife; FURTHER BEING the same premises under Agreement of Sale from Daniel R. Wise, et ux, to Broadmoor Custom Homes, Inc. dated February 28, 1989, and recorded in the office aforesaid, in REcord Book Volume 1669, at Page 372.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions Pertaining to the land known as "The Oaks" Subdivision of lands of Daniel Wise and Phyllis Wise in Stroud Township, Monroe County, PA., recorded in the Office of the Recorder of Monroe County, PA., in REcord Book Volume 1552, at Page 1173, which are incorporated herein by reference to the record of said Declaration of Covenants and Restrictions, a copy of which has been received by the Grantee herein, who acknowledges receipt thereof by acceptance of this Deed; further subject to the restrictions set forth on the above recorded subdivision plan.

BEING THE SAME PREMISES WHICH BRUCE H. BAYER, a married man, by Deed dated 11/27/2000 and recorded 12/20/2000 in the Office of the Recording of Deeds, in and for Monroe County, Deed Book 2088, Page 8078, granted and conveyed unto Bruce Bayer a/k/a Bruce H. Bayer and Angela Bayer. Improvements: Residential property

Tax Code No. 17/17B/1/22
Pin #17639103031331

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRUCE BAYER A/K/A
BRUCE H. BAYER
ANNE MARIE BAYER A/K/A
ANNE MARIE OTT
ANGELA BAYER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW J. MCDONNELL,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3698 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 70, Section 1, of Winona Lakes, as shown on a map of Winona Lakes, filed in the Office for the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 9, page 119, and bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Kingbird Trail, a common corner of Lot No. 70 and Lot No. 781 as shown on Plan of Lots of "Winona Lakes,, Section #1" on file in the Recorder's Office in Stroudsburg, Pennsylvania, in Plot Book No. 9, page 119; thence by Lot No. 71 South twenty-one degrees fifty-three minutes twenty-eight seconds East ninety-eight and sixty-seven one-hundredths feet to a point; thence by lands now or formerly of John S. Walck South eighty-six degrees fifty-five minutes forty-four seconds East eighty-six and four one-hundredths feet to a point; thence by the same South eighty-eight degrees thirty-five minutes nineteen seconds East one hundred twenty-one and eighty-tenths feet to a point a common corner of Lot No. 69 and Lot No. 70; thence by Lot No. 69 North thirty-four degrees seven minutes twenty-one seconds West one hundred eighty-seven and sixty-five one-hundredths feet to a point on the southerly side of Kingbird Trail South sixty-eight degrees six minutes thirty-two seconds West one hundred fifty and no one-hundredths feet to the place of BEGINNING.

CONTAINING 23,283 square feet, more or less.

UNDER AND SUBJECT to, and TOGETHER with, certain covenants, easements, reservations, charges, and conditions which are part of a general development scheme of the land referred to herein, and which run with and bind the land conveyed hereunder, more fully set forth in the aforesaid deed from Winona Lakes, Inc., unto Francis Nusser and Juliana Nusser, his wife, dated July 14, 1971.

Parcel No. 09/3F/1/66
Pin #09-7353-01-09-4930

BEING the same premises which Sandor Rakazian, by Deed dated 05/04/2004, recorded 06/02/2004, in the Office of the Recorder of Deeds in and for Monroe County, in Book 2192, Page 263, and Instrument #200424554, conveyed unto Jose Rivera and Mary H. Rivera, Grantees herein.

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**JOSE RIVERA AND
MARY H. RIVERA AND
UNITED STATES OF AMERICA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9151 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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

THE land referred to herein below is situated in the county of Monroe, state of PA, and is described as follows:

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the township of Pocono , county of Monroe and commonwealth of Pennsylvania, being lot no. 413 on the map or plan bearing title or legend, 'section a Alpine lake, Pocono township, Monroe county, PA. scale: 1 inch=100 feet 18 June 1964, revised 24 July 1964, revised 16 October 1964, revised 16 June 1965, Leo A. Achterman, Jr., P.E., east Stroudsburg, PA.' bounded and described as follows, to wit:

BEGINNING at an iron pin on the northeasterly line of Alpine lake east, said iron being the most southerly corner of lot no. 414 as shown on said map; thence along lot no. 414 as shown on said map, north thirty eight (38 degrees) degrees thirty three (33 minutes) minutes thirty (30 seconds) seconds east two hundred (200.00) feet to an iron pin, thence along lot no. 415 as shown on said map, south fifty one (51 degrees) degrees twenty six (26 minutes) minutes thirty (30 seconds) seconds east eighty three and fifty one one-hundredths (83.51 feet) feet to an iron pin; thence along lot no. 416 as shown on said map, south forty two (42 degrees) degrees thirty two (32 minutes) minutes no (00 seconds) seconds east seventeen and seventy one-hundredths (17.70) feet to an iron pin; thence along lot no. 412 as shown on said map, south thirty eighty (38 degrees) degrees thirty three (33 minutes) minutes thirty (30 seconds) seconds west one

hundred ninety seven and twenty six one-hundredths (197.26 feet) feet to an iron pin; thence along the northeasterly line of Alpine lake east as shown on said map, north fifty one (51 degrees) degrees twenty six (26 minutes) minutes thirty (30 seconds) seconds west one hundred (100.00 feet) feet to the place of beginning, containing 0.46 acres, more or less; being lot no. 413 as shown on said map.

UNDER and subject to all conditions, covenants and restrictions as of record

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining and the reversions and reminders, rents, issues and profit thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES VESTED IN Theodore C. Llewellyn by deed dated 05/08/2006 from Angelo A. Corrente and Gloria corrente, husband and wife, recorded 05/15/2006 in Book 2267, Page 6419, Instrument #200620720.

TAX CODE: 12/4A/1/99

TAX PIN: 12637404926350

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**THEODORE C. LLEWELLYN****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 121 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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, Hereditaments and Appurtenances, situate in the Township of Price , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follow to wit:

BEGINNING at an iron on the Southerly line of a roadway 40 feet in width, said iron being the Northwesterly corner of Lot Number 212 as shown on map entitled, "Amended Plotting I, Show Hill Falls, "Richard V. Kubiak and James O. Gregersen, 2 April 1968"; thence along Lot Number 212 South 1 degree 40 minutes 30 seconds West 400 feet to a point, said point being the northwesterly corner of Lot Number 214; thence along Lot Number 214, (a radial line to the first hereinafter described curve), South 56 degrees 38 minutes 40 seconds West 173.23 feet to an iron on the Easterly line of a turn-around having a radius of 50 feet, said turn-around being at the Southerly end of another roadway 40 feet in width; thence along said turn-around in a Westerly direction on a curve to the left having a radius of 50 feet an arc length of 72.46 feet to an iron on an easement arc having a radius of 50 feet; thence along said easement arc on a curve to the right having a radius of 50 feet an arc length of 68.46 feet to an iron, a point of compound curvature on the Easterly line of the last above mentioned roadway; thence along said roadway on a curve to the right having a radius of 260 feet an arc length of 83.62 feet to a point of tangency; thence along the same North 19 degrees 30 minutes 0 seconds West 315 feet to an iron, the intersection of the Easterly line of the last mentioned roadway with the Southerly line of the first mentioned roadway; thence along the Southerly line of the first mentioned roadway in an Easterly direction on a curve to the left having a radius of 560 feet an arc length of 67.38 feet to the point of reverse curvature; thence along the same on a curve to the right having a radius of 560 feet an arc length of 261.60 feet to a point of tangency, thence still along the same, North 88 degrees 19 minutes 30 East 100 feet to the place of beginning.

BEING Lot Number 213 as shown on said Map.
 BEING the same premises which George P. Cordes and Susan M. Cordes, husband and wife, by Deed dated September 29, 1995 and recorded October 13, 1995, in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Deed Book 2109, Page 763 granted and conveyed unto Rita Johnson
 Parcel ID No.: 14/3B/1/63
 Pin No.: 14730703202155

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MARTIN G. JOHNSON, JR.
 RITA JOHNSON**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 347 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
 THE FOLLOWING DESCRIBED real property situate in the City of Pocono Summit, County of Monroe and Commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN Lot 1501, Section G-IV, being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats: a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 24, 1969, and approved by Monroe County Planning and Zoning Commission January 13, 1970; approved by Supervisors of Township of Coolbaugh March 6, 1970; said plat is filed and recorded in Office for Recording of Plats Monroe County on March 9, 1970 in Plat Book 13, Page 11, a subdivision plat drawn by Achterman Associates Consulting Engineers, known as Section H-1 of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated February 5, 1970 and approved by Monroe County Planning and Zoning Commission April 7, 1970; approved by Supervisors of Township of Coolbaugh June 1, 1970; said plat is filed and recorded in Office for Recording of Plats Monroe County on July 22, 1970, in Plat Book 13, Page 53; a subdivision plat drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as Section H-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated August 2, 1971 and approved by Monroe County Planning and Zoning Commission November 9, 1971, approve by Supervisors of Township of Coolbaugh December 15, 1971, said plat is filed and recorded in Office for Recording of Plats Monroe County on December 26, 1971 in Plat Book 15, Page 85. Said lot having a frontage on Hemlock Drive of 112.83 feet and a rear line of 90.00 feet; northerly side line of 150.00 feet and a southerly side line of 110.00 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and real line dimensions.

Title to said premises is vested in Bonni P. Rubinstein by deed from Joseph Yazzetti, a single person dated October 4, 2005 and recorded October 13, 2005 in Deed Book 2243, Page 7530.
 Parcel No. 03/14E/1/74
 Pin No. 03634502886231
 Being Known As: 7105 Sunset Lane f/k/a 1501 Hemlock Drive, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 BONNI P. RUBINSTEIN**

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

from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4370 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, FEBRUARY 23, 2017

AT 10:00 A.M.

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 Jackson, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line of lands of Mollie Teich and Lillian Greenberg from which a bolt, corner of lands of said Teich and Greenberg bears South thirty-four degrees thirteen minutes East, distant sixty-one and twelve one-hundredths feet; thence by lands of said Teich and Greenberg and along a lane or road (Bearings from M.M. of 1939) North thirty-four degrees thirteen minutes West, one hundred fifty-eight and sixty-four one-hundredths feet to a pipe; thence by other lands of Stewart A. Setzer, of which this lot was formerly a part, North fifty-seven degrees three minutes East, eighty-six and eighteen one-hundredths feet to a pipe; thence by same, South forty-four degrees forty-one minutes East, one hundred eighty-five and twelve one-hundredths feet to a pipe; thence by same South sixty-seven degrees forty-five minutes West, one hundred twenty-two and forty-four one-hundredths feet to the place of BEGINNING.

UNDER AND SUBJECT to a reservation for right-of-way as set forth in Deed from Stewart A. Setzer, et ux., to Peter Weiner, et ux, dated September 2, 1939, and recorded in the Office for the Recording of Deeds, &c., in and for Monroe County at Stroudsburg, Pennsylvania, in Deed Book Volume 132, Page 473, which reads as follows:

"EXCEPTING AND RESERVING to the parties of the first part, their heirs and assigns, in common with the parties of the second part, their heirs and assigns, the right to use the lane or road along the eastern side of the above described property, and then extending through the land hereby conveyed to the other lands of the first parties, as the same is now being used, together with the right of ingress, egress and regress over and along the same at all times and seasons for all purposes."

BEING THE SAME PREMISES which Deborah J. Alley, now by marriage, Deborah J. Alley-Kollar, married, by deed dated 10/9/2007 and recorded 10/12/2007 in Book 2318 Page 4974 conveyed to Sean V. O'Hara and Traci L. O'Hara, his wife.

Pin #: 08637000189096

Tax Code #: 08/31/140

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TRACI L. O'HARA

SEAN V. O'HARA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4474 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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, bounded and described as follows, to wit:

Beginning at a point, the intersection of the northerly line of North Shore Drive with the easterly line of Aspen Road as shown on map entitled "Amended (sic) Plotting, Section G, Indian Mountain Lake, 1 February 1963"; thence along the easterly line of Aspen Road as shown on said map, north thirty-six (36) degrees thirty-three (33) minutes fifty (50) seconds west one hundred fifteen and twenty-eight hundredths (115.28) feet to a point of curvature; thence by the same on a curve to the right having a radius of one thousand eighty (1080.00) feet an arc length of eighty-one and seventy-three hundredths (81.73) feet to a point; thence along Lot No. 133 as shown on said map (a radial line to the aforesaid curve), north fifty-seven (57) degrees forty-six (46) minutes twenty (20) seconds east seventy-five and twenty-eight hundredths (75.28) feet to a point; thence along Lot No. 135 as shown on said map (a radial line to the hereinafter described curve), south fifty-three (53) degrees twenty-two (22) minutes ten (10) seconds east one hundred seventy-nine and seventy hundredths (179.70) feet to a point; thence along the northerly line of North Shore Drive as shown on said map, on a curve to the right having a radius of four hundred fifty (450.00) feet an arc length of one hundred thirty-one and ninety-nine hun-

...redths (131.99) feet to the place of beginning. Being Lot No. 134, Section G, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated February 1, 1963. Title to said Premises vested in Larry E. Wheeler, Sr. and Doris E. Wheeler, husband and wife by Deed from Karen Bollinger, Executrix of the Estate of Mary E. Zellner, a/k/a Mary Zellner, deceased and Mary Alice Bollinger, individually, single dated April 2, 1999 and recorded on May 10, 1999 in the Monroe County Recorder of Deeds in Book 2063, Page 4394.

Being known as: 1519 Indian Mountain Lake, Albrightsville, PA 18210
Tax Parcel Number: 20/8C/1/23
Tax Pin Number: 20631116934985

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DORIS E. WHEELER AKA
DORIS WHEELER
LARRY E. WHEELER, SR. AKA
LARRY WHEELER, SR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4521 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 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 I

ALL THAT CERTAIN piece, parcel and tract of land in the Township of Tobyhanna , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northerly line of West Emerald Lake Drive, said iron pipe being the southeasterly corner of Lot No. 202 as shown on map entitled "Section A-1, Emerald Lakes, 5 October 1967"; thence along Lot No. 202 as shown on said map, North 47 degrees 35 minutes 40 seconds East 200.00 feet to an iron pipe; thence along Lot No. 211, as shown on said map, South 42 degrees 28 minutes 00 seconds East 127.00 feet to an iron pipe; thence along the westerly line of L.R. 45040, as shown on

said map, South 47 degrees 35 minutes 40 seconds West 158.00 feet to a point of curvature; thence by the same as shown on said map, on a curve to the right having a radius of 40.00 feet an arc length of 62.83 feet to a point of tangency; thence along the northerly line of West Emerald Lake Drive, as shown on said map, North 42 degrees 24 minutes 20 seconds West 87.00 feet to the place of BEGINNING. CONTAINING .058 acre, more or less.

BEING Lot No. 201 as shown on said map, Section A. PARCEL II

ALL THAT CERTAIN piece, parcel and tract of land in the Township of Tobyhanna , County of Monroe and State of Pennsylvania, designated as Lot 202, Section A-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 11, page 103, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING the same premises which Howard L. Feltman and Janet Z. Feltman, his wife by Deed dated November 14, 2000, and recorded on November 14, 2000 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Book No. 2087, Page 1556, granted and conveyed unto Vincent G. Nicastro.

TAX PARCEL NOS.: 19/3B/1/2 and 19/3B/1/35
PIN NOS.: 19-6334-04-92-2528 and 19-6334-04-92-1634

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT G. NICASTRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES VINCENT FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4568 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 10:00 A.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

Middle Smithfield Township, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of a certain forty foot wide road known as Marshall Drive and said point being the southwesterly most common corner of Lot 4 and Lot 5, Block 2 as shown on a plan of lots entitled "Poplar Bridge Estates" and recorded in the Recorder of Deeds Office for Monroe County, Stroudsburg, Pa. In Plot Book Vol. 16, Page 93: thence along said Lot 5 North fourteen degrees fifty minutes fifty seconds East one hundred fifty and one-hundredths (150.00) feet to a stone corner, thence along Lot 7 as shown on the above herein referenced plan of lots North fourteen degrees, fifty minutes fifty seconds East one hundred fifty nine and sixty one one-hundredths (159.61) feet to an iron pipe; thence along lands now or formerly of Earl Weinberg South thirty one degree thirty nine minutes ten seconds East one hundred eighty three and eighty nine one-hundredths (183.89) feet to a point; thence along Lot 3, Block 2, as shown on the above herein referenced plan of lots South thirty eight degrees, thirty six minutes fifteen seconds West two hundred eleven and nine one-hundredths (211.09) feet to a point; thence along said northerly line of Marshall Drive on a curve to the left having a radius of one hundred twenty and no one-hundredths (120.00) feet the arc distance of forty nine and seventy six one-hundredths (49.76) feet to the place of BEGINNING. CONTAINING 25.668 square feet (0.589 acres) more or less.

BEING Lot 4, Block 2 as shown on the above herein referenced plan of lots.

TAX ID No. 9-10A-3-5

PIN No. 09732404720436

BEING the same premises which George H. Margo, a single man, by Deed dated May 27, 2011 and recorded June 2, 2011 in the Monroe County Recorder of Deeds Office in Deed Book 2387, page 4074, Instrument #201111421, granted and conveyed unto Angel Moya and Hector Ramos.

Tax ID #: Tax Id No. 09/10A/3/5

Pin No. 09732404720436

PIN #: 09732404720436

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANGEL MOYA AND
HECTOR RAMOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LESLIE J. RASE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3820 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, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Town of Barrett, County of Monroe, City of Mountainhome, Commonwealth of Pennsylvania bounded and described as follows, to wit:

No. 1: BEGINNING at a pipe on the easterly side of the public road leading from Mountainhome to Buck Hill Falls in line of lands of Anna Bella Moffett, thence by lands of Anna Bella Moffett, south seventy six degrees thirty minutes east two hundred and three tenths feet to a pipe, southeasterly corner of lands of Anna Belle Moffett, thence by lands of Edgar J. Evans et al of which this lot was formerly a part south three degrees nine minutes west one hundred feet to a pipe, thence by the same north seven six degrees thirty minutes west two hundred five and five tenths feet to a pipe, thence along the easterly side of said public road, north six degrees one minute east ninety nine and thirty two one hundredths feet to the place of beginning.

No. 2: BEGINNING at a pipe on the easterly side of the public road leading from Mountainhome to Buck Hill Falls, the southwesterly corner of lands formerly conveyed by Edgar J. Evans, et al., to Andrew Haen, et ux, thence, by lands of Andrew Haen et ux south seventy six degrees thirty minutes east two hundred five and five tenths feet to a pipe, thence by lands of the parties of the first part, of which the lot was formerly a part, south three degrees nine minutes west twenty five feet to a pipe, thence by lands intended to be conveyed to Edgar L. Trenteseau, north seventy seven degrees thirty three minutes west (at 200.5 feet passing a pipe) two hundred six and seventy five one hundredths feet to a point, thence along the easterly side of said public road, north six degrees one minute east twenty five feet to the place of BEGINNING.

BEING THE SAME PREMISES which Donald Sommers and Barbara Sommers, his wife and Wanda Sommers, by deed dated 3/1/1994 and recorded 4/5/1994 in Book 1945 Page 913 conveyed to Deborah Sinatra.

Pin #: 01638803209001

Tax Code #: 01/17/1/100

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBORAH SINATRA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
MORRIS A. SCOTT, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8612 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 34 as shown on map of Robert S. Phoenix Development, Coolbaugh Township, Monroe County, Pennsylvania, Section 2, October 26, 1965, as revised, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Map Book 12, page 91.

PARCEL NO. 3/3A/1/69

Assessors PIN No. 03635702789310

Being the same premises which Manuel R. Salinas and Angelina Salinas, his wife, by Indenture dated 11-26-03 and recorded 12-01-03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2175 Page 4451, granted and conveyed unto Paula D. Sims-Edwards, an individual.

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded Instruments, if any).
 Being Known As: 34 Locust Lane n/k/a 9131 Wilson Court, Tobyhanna, PA 18466

TAX CODE: 3/3A/1/69

PIN NO. : 03635702789310

TITLE TO SAID PREMISES IS VESTED IN Paula D. Sims-Edwards, an individual by deed from Manuel R. Salinas and Angelina Salinas, his wife dated 11/26/2003 recorded 12/01/2003 in Deed Book 2175 Page 4451.

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

PAULA D. SIMS-EDWARDS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

By 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 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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, bounded and described as follows, to wit:

BEGINNING at an iron on the northeasterly line of Summit view Drive, said iron being the most southerly corner of Lot No. 101 as shown on a map entitled "The White Birches, Sidney Barnes and Vance C. Megargel, Jr., 7 June 1967;" thence, along Lot No. 101, North Sixty-two (62) degrees Fifty-eight (58) minutes Fifty (50) seconds East Two hundred thirty-one and fifty one-hundredths feet (231.50) to a point on line of lands of Seremba and Kovatch; thence, along said lands of Seremba and Kovatch, South Five (5) degrees Four (4) minutes Thirty (30) seconds East Two hundred seven and ten one-hundredths feet (207.10') to an iron; thence, along Lot No. 103, South Sixty-two (62) degrees Fifty-eight (58) minutes Forty (40) seconds West One hundred fifty-four and nine one-hundredths feet (154.09') to an iron on the northeasterly line of Summit View Drive; thence, along said northeasterly line of Summit View Drive, North Twenty-seven (27) degrees One (1) minute Twenty (20) seconds West One hundred ninety-two and nine one-hundredths feet (192.09') to the place of **BEGINNING**.

CONTAINING 0.85 acres, more or less.

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

BEING THE SAME PREMISES which Robert A. Besecker and Jill F. Besecker, his wife, by Deed dated 9/15/2003 and recorded 9/24/2003, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2168, Page 2783, Instrument #200347486, granted and conveyed unto Robert E. Show and Linda S. Show.

Tax ID #: Parcel 19/3A/1/55
 Control 19-6344-02-69-4935
 Pin #: 19634402694935

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**LINDA S. SHOW
 ROBERT E. SHOW**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2501 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock** , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7225, section DII, 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 19, Page 115, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEGINNING at an iron pipe on the southerly R.O.W. line of Arbor Drive as shown on a map entitled "Final Plan Section DII, Emerald Lakes dated 28 Dec. 1972 and recorded in the Recorders Office for Monroe County in Plat Book Vol. 19 Pg. 115, said iron pipe being also the most northwesterly corner of Lot 7228 as shown on said map; thence along said Lot 7228 and a reserved area S 18 degrees 37 minutes 25 seconds E 210.07 feet to an iron pipe; thence along another reserved area S73 degrees 55 minutes 07 seconds W 221.61 feet to an iron pipe on the easterly R.O.W. line of a 50.00 foot street known as Saw Mill Road as shown on said map; thence along said R.O.W. line of Saw Mill Road N16 degrees 04 minutes 53 seconds W 171.74 feet to a point; thence on a curve to the right having a radius of 30.00 feet, an arc length of 45.79 feet to a point on said southerly R.O.W. line of Arbor Drive; thence along said R.O.W. line of Arbor Drive N 71 degrees 22 minutes 40 seconds E 183.80 feet to the place of Beginning. Containing 44,546 sq. ft. Being all of: Lot 7225 and the Reserved Area situated directly south of lot 7225 as shown on the above described map.

BEING THE SAME PREMISES which Barbara Lagala, married, by deed dated 9/28/2004 and recorded

10/6/2004 in Book 2204 Page 1460 conveyed to Brian R. Rogan and Michelle L. Rogan, husband and wife.
Pin #: 20634403006438

Tax Code #: 20/1C/1/109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHELLE L. ROGAN

BRIAN R. ROGAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

NORA C. VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 980 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 , FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Stroud** , County of Monroe and State of Pennsylvania, being commonly known as Lot 59, Woodwind Estates, as set forth on Plot Book Vol. 61, Page 43 and bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way of Wedgewood Lake Drive, said pin being in common with Lot 58; thence, along a line in common with Lot 58, No. 06 degrees 49 minutes 40 seconds East a distance of 111.83 feet to an iron pin; thence, continuing along a line partly in common with lots 58, 57 & 56, north 31 degrees 49 minutes 40 seconds East a distance of 175.06 feet to an iron pin, in common with Lot 60; thence along a line in common with Lot 60, South 58 degrees, 10 minutes 20 seconds East a distance of 37.13 feet to an iron pin; thence, continuing along a line in common with Lot 60, South 05 degrees 26 minutes 21 seconds East a distance of 173.49 feet to an iron pin; thence continuing along a line in common with Lot 60, South 41 degrees 17 minutes 13 seconds East a distance of 20.00 feet to an iron pin on the northerly right of way of Wedgewood Lake Drive; thence along the northerly right of way of Wedgewood Lake Drive, the following 4 courses: 1. on a curve to the left whose radius is 50.00 feet in arc distance of 21.08 feet; 2. on a curve to the right whose radius is 50.00 feet, an arc distance of 52.36

feet; 3. South 84 degrees 33 minutes 37 seconds West a distance of 76.53 feet; 4. on a curve to the right whose radius is 175.00 feet, an arc distance of 37.47 feet to the point of beginning. Containing 27,649 square feet, more or less. UNDER AND SUBJECT to easements and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Rafael Franco, by Deed from Gerald B. Gay, dated 04/27/2004, recorded 04/30/2004 in Book 2188, Page 7464/
TAX CODE: 17/93518

TAX PIN: 17-6391-02-86-9795

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAFAEL FRANCO
A/K/A RAFAEL A. FRANCO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD J. MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 292 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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

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

Beginning at a point in line of land of Thomas Knittle; thence along the same north twenty degrees west one hundred one and three-tenths feet to a corner of Lot No. 7; thence crossing a twenty feet wide private road which road shall be for the use of all plholders, and also along Lot Nos. 7, 6, 5 and 4, north forty-six degrees forty minutes east nine hundred fourteen feet to a point on line of Lot No. 3; thence along the same south forty-three degrees twenty minutes east one hundred thirteen feet to a point on the west line of a forty feet wide right-of-way; thence along said west line south eighteen degrees fifty-eight minutes west two hundred fifty-three and three-tenths feet; thence along the south line of said right-of-way south forty-one degrees twenty minutes east fifteen feet to a cor-

ner of Lot No. 12; thence along said Lot No. 12, and also along Lot Nos. 11 and 10, south forty-six degrees forty minutes west five hundred sixty-three feet to a corner of Lot No. 9; thence along said Lot No. 9., (erroneously omitted in prior deed) recrossing the twenty feet wide private road, above mentioned, south eighty-eight degrees forty-six minutes west two hundred twenty-eight and six-tenths feet to the place of beginning.

Title to said Premises vested in David Remaley, as sole owner by Deed from Raymond Pereira dated August 29, 2014 and recorded on September 3, 2014 in the Monroe County Recorder of Deeds in Book 2442, Page 9691.

Being known as: 124 Squirrel Hill Drive, East Stroudsburg, PA 18302

Tax Parcel Number: 09/7/1/14

Tax Pin Number: 09733403406294

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID REMALEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1865 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 1207 on the map or plan bearing title or legend "Section F Locust Lake Village Tobyhanna Twp., Monroe Co., Pa., Scale: 1"=100', 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 Northwesterly line of Beech Lane and at the Easternmost corner of Lot No. 1206; thence Northeastwardly along the Northwesterly line of Beech Lane by a curve to the right having a radius of 2200 feet for an arc distance of 96.42 feet to another iron pipe at the Southern-most corner of Lot

No. 1208; thence North 66 degrees - 39'-50" West along the Southwesterly line of Lot No. 1208 for a distance of 181.94 feet to a point; thence South 23 degrees - 29'10" West along part of the Southeasterly line of Lot No. 1213 and along part of the Southeasterly line of Lot No. 1214 for a distance of 88.50 feet to a point; thence South 64 degrees - 09'-10" East along the Northeasterly line of Lot No. 1206 for a distance of 180 feet to the iron pipe at the place of beginning.

BEING known and numbered as 175 Beech Lane, Pocono Lake, PA 18347.

BEING the same property conveyed to Donald F. McGuckian, Jr. who acquired title by virtue of a deed from Donald McGuckian, dated October 31, 2001, recorded October 31, 2001, at Deed Book 2107, Page 6890, Monroe County, Pennsylvania records.

TAX CODE: 19/11A/1/96

PIN NO: 19630604631668

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONALD MCGUCKIAN JR.,
A/K/A DONALD MCGUCKIAN,
A/K/A DONALD F. MCGUCKIAN,
A/K/A DONALD F. MCGUCKIAN, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5213 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**
AT 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 THE FOLLOWING lots situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 13, 14, 15, 16, Section H, as shown on 'Plotting 2, Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, page 50, containing in frontage 80 feet, and in depth 116 feet on the West and 98 feet on the East.

PARCEL 2:

ALL THE FOLLOWING lots situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 17, 18, 19, 20, inclusive, Section H, as shown on 'Plotting to Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania in Plot Book No. 8, page 50, containing in frontage 80 feet ad in depth 80 feet on the North and 98 feet on the South.

PARCEL 3:

ALL THE FOLLOWING lots situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, marked and designated as Lots Nos. 21 inclusive to 36, Section H, as shown on 'Plotting II Pocono Summit Lakes, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, page 50.

TITLE TO SAID PREMISES IS VESTED IN Malikah Alkebulan, by Deed from John Scott and Irene Scott, dated 03/16/2012, recorded 03/29/2012 in Book 2400, Page 1499.

TAX CODE: 03/5/1/145

TAX PIN: 03635501370119

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MALIKAH ALKEBULAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JOSEPH A. DESOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9423 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**
AT 10:00 A.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 Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 20, The Birches Three, Section Two, as recorded in Plot Book 44, page 21, being described as follows, to wit: Beginning at an iron on the northerly side of Sugar Hollow Road L.R. 4504, said iron being a corner of

Lot No. 21, The Birches Three Section Two, thence along the northerly side of Sugar Hollow Road, L.R. 45042, the following two courses and distances: (1) South 74 degrees 47 minutes 8 seconds West (Magnetic Meridian 1978) for 121.60 feet to an iron; (2) South 76 degrees 30 minutes 22 seconds West for 38.68 feet to an iron; thence along Lot No. 19, The Birches Three, Section Two, North 13 degrees 29 minutes 38 seconds West 346.86 feet to an iron; thence along Lot No. 24 and 23, The Birches Three, Section Two, South 15 degrees 12 minutes 52 seconds East for 340.87 feet to the place of beginning.

Containing 1.225 acres more or less.
BEING known and numbered as 20 Sugar Hollow Road aka 1102 Sugar Hollow Road, Saylorburg, PA 18353.

Being the same property conveyed to Theodore F. Mostosky, III and Heather M. Mostosky his wife who acquired title by virtue of a deed from Ronald E. Adams and Virginia Adams, dated August 2, 2006, recorded August 7, 2006, at Instrument Number 200633396, and recorded in Book 2276, Page 6773, Monroe County, Pennsylvania records.

TAX CODE: 02/6D/1/16
PIN NO: 02634002592136

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**THEODORE F. MOSTOSKY, III
A/K/A**

**THEODORE MOSTOSKY, III
HEATHER M. MOSTOSKY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4580 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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 Polk, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at an iron pin on the cul-de-sac at the

northerly end of Pohopoco Drive North, being a common corner of Lot No. 25 and Lot No. 26, as shown on a plan titled 'Final plan, Subdivision of Lands of William H. Baumgartner, Hillside Terrace Acres, Section 3 and Revision to a Portion of Section 2), dated January 31, 2003, and recorded in Plot Book Vol. 75 Page 61; thence along said cul-de-sac o a curve to the left having a radius of 60.00 feet for an arc length of 65.00 feet (chord bearing and distance being South 43 degrees 3 1 minutes 42 seconds West 61.87 feet) to a iron pin; thence by Lot No. 24 North 77 degrees 30 minutes 25 seconds West 388.20 feet to an iron pin on the southeasterly line of Lot No. 29; thence by said Lot No. 29 North 41 degrees 32 minutes 38 seconds East 472.28 feet to an iron pin; thence by the afore-mentioned Lot No. 26 South 15 degrees 26 minutes 11 seconds East 407.29 feet to the place of BEGINNING. CONTAINING 2.079 acres of land, Being Lot No. 25 as shown on the above described plan.

TITLE TO SAID PREMISES IS VESTED IN Paul Mastronardi and Joann Mastronardi, h/w, by Deed from William Baumgartner and Rena Baumgartner, h/w and Bryan Baumgartner and Sherry Baumgartner, h/w and Robin R. Bok and Ronald Bok, h/w, dated 06/17/2006, recorded 06/21/2006 in Book 2271, Page 7930.

Parcel Identification No. 13/96849

Map #: 13-6217-00-51-8801

Improvements: Residential dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAUL MASTRONARDI
JOANN MASTRONARDI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 111 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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 Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and de-

scribed as follows, to wit:

BEGINNING at an iron pin on the easterly line of Valley View Drive, a common corner of Lot No. 10 and Lot No. 11 as shown on a plan titled 'Final Plan, Pleasant Valley Acres', dated August 1, 1986 and recorded September 19, 1986 in Plot Book Vol. 58, Page 218; thence along said easterly line of Valley View Drive on a curve to the left having a radius of 172.33 feet for an arc length of 88.24 feet (chord bearing and distance being North 0 degrees 44 minutes 02 seconds West 87.28 feet) to a point of compound curvature; thence by the same on a curve to the left having a radius of 320.00 feet for an arc length of 21.64 feet (chord bearing and distance being North 15 degrees 52 minutes 19 seconds East 21.63 feet) to an iron pin; thence by Lot No. 12, North 72 degrees 11 minutes 28 seconds East 312.08 feet to an iron pin on the westerly line of 'Chestnut Hills', Lot No. 26 and by Lot No. 27, South 6 degrees 35 minutes 14 seconds East 295.34 feet to a pipe; thence by the aforementioned Lot No. 10, North 74 degrees 35 minutes 51 seconds West 338.35 feet to the place of BEGINNING. BEING Lot No. 11 as shown on the above described plan.

TITLE TO SAID PREMISES VESTED IN John T. Flaim and Kathryn S. Flaim, h/w, by Deed from Mariann Lechle, widow, dated 10/30/2001, recorded 10/30/2001, in Book 2107, Page 5850.
TAX CODE: 02/2/1/37-13
TAX PIN: 02625800414654

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN T. FLAIM
KATHRYN S. FLAIM A/K/A
KATHRYN FLAIM

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E DEBARBERIE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1805 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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. 394, Section J, as shown on map of A Pocono County Place on file in the Recorders Office at Stroudsburg, Pennsylvania in Plot Book #22, page 11, 13, 15 and 17.

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

TITLE TO SAID PREMISES IS VESTED IN Frank H. Edney and Annabella Edney, h/w, by Deed from Coventry Homes Inc., a Pennsylvania Corporation, dated 03/28/1992, recorded 04/07/1992 in Book 1822, Page 743.

By virtue of Frank H. Edney's death on or about 01/12/2007, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor Annabella Edney died on 04/14/2015, and upon information and belief, her surviving heirs are Regina Edney, Gwendolyn Ruff, and Glen Edney. By executed waiver, Regina Edney waived her right to be named as a defendant in the foreclosure action.

TAX CODE: 03/9C/1/314
TAX PIN: 03635918427118

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GWENDOLYN RUFF IN HER CAPACITY AS HEIR OF ANNABELLA EDNEY, DECEASED
GLEN EDNEY, IN HIS CAPACITY AS HEIR OF ANNABELLA EDNEY, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNABELLA EDNEY, 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
JOSEPH A. DESOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2598 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract or piece of land situate in Jackson Township, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of the State Highway Route No. 715, leading from Tannersville to Effort, said point being North 1.96 feet from the northeast corner of the concrete headwall of a culvert, said point being also a corner of land of Charles S. Landis; thence, along the north side of said highway North seventy-five degrees no minutes East 217.2 feet to an iron pin, a course of land of Wright J. Bond and wife; thence, along said Bond's land, and partly along land of Emma Anglemire, grantor hereof, of which this was a part, North seventeen degrees thirty-four minutes West, passing an old iron pi at 204 feet, for a total distance of 315.0 feet to an iron pin in the middle of a twenty foot wide old 'woods' road, South sixty degrees nine minutes West 128.1 feet to a point; thence, along the same South sixty-one degrees nineteen minutes West 89.3 feet to a point; thence, crossing said road South sixteen degrees forty-one minutes East, passing an iron pin at ten feet and passing another iron pin at 16.8 feet, and along land of Charles S. Landis, above mentioned, for a total distance of 260.8 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Roy E. Rarick and Audrie M. Rarick, h/w, by Deed from Olga K. Newhart, widow, dated 10/18/1996, recorded 10/23/1996 in Book 2030, Page 3199.

TAX CODE: 08/8/1/31-5

TAX PIN: 08635104818569

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

ROY E. RARICK

AUDRIE M. RARICK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10742 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, FEBRUARY 23, 2017
AT 10:00 A.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 Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of a road known as Coolbaugh Road, a corner of Lot No. 2 Section K, as shown on "Plan of Lots, Plotting No. 1, of lands of Leisure Lanes, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, made by George Guyton, Registered Civil Engineer, dated May 22, 1965"; thence along the center of the aforesaid road North 22 degrees 3 minutes West 100.65 feet to a point; thence by the same North 24 degrees 57 minutes 20 seconds West 121.42 feet to a point, a corner of land now or late of Earl Weiss; thence by land now or late of the aforesaid Earl Weiss South 64 degrees 58 minutes 40 seconds West 147.10 feet to a point; thence along other land now or late of Leisure Lanes, Inc. South 13 degrees 33 minutes East 228.96 feet to a point, a corner of Lots Nos. 1, 2, 9 and 10, Section K, as shown on the aforesaid map; thence along Lot No. 2 Section K, as shown on the said map, North 64 degrees 13 minutes 20 seconds East 187.29 feet to the place of beginning.

BEING known and numbered as 4775 Coolbaugh Road a/k/a 1303 Coolbaugh Road, East Stroudsburg, PA 18302.

BEING the same property conveyed to Kofi Opoku-Akoto who acquired title by virtue of a deed from Tyska, Ltd., dated May 31, 2007, recorded June 1, 2007, at Deed Book 2306, Page 9461, Monroe County, Pennsylvania records.

TAX CODE: 09/13B/1/49

PIN NO: 09731602869446

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

KOFI OPOKU-AKOTO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8695 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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 Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 101 Section 2, as shown on map of Tunkhannock Trails on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 58 at Page(s) 194 and 195.

BEING PART OF THE SAME PREMISES which Russell W. Eggert and Melvin L. Johnson, co-partners, by Deed dated the 29th day of August, 1986 and recorded in the aforesaid Recorder of Deeds Office on the 29th day of August, 1986 in Record Book Volume 1508 at Page 580, granted and conveyed unto Cost Control Marketing and Management, Inc., a Pennsylvania corporation, in fee.

Being known as Tax Parcel #20/1E/1/101

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Edward J.

Sallusto and Catherine M. Sallusto, his wife, by Deed from Cost Control Marketing and Management, Inc., a Pennsylvania Corporation, dated 08/17/1988, recorded 08/17/1988 in Book 1635, Page 1707.

Parcel Identification No: 20/1E/1/101

Map #: 20-6333-02-85-3158

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENISE FISHER AND CRAIG DEFONTES, IN THEIR CAPACITY AS HEIRS AT LAW OF THE ESTATE OF CATHERINE M. SALLUSTO, DECEASED AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNEES, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHERINE M. SALLUSTO, 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
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3873 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.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 triangular lot, tract, piece or parcel of land, situate on the Tanite Road in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe which marks the northwestern corner of land of Laverne Staples and is driven on the southerly right of way of the public road leading from Route 209 to the site of the old tanite factory, known as the "Tanite Road"; thence along the said right of way on a slight curve to the left, the chord of which bears north seventy-seven degrees fifteen minutes west one hundred twenty-four and eight tenths feet to a pipe corner of the lot of MacNamara; thence along the MacNamara line south eleven degrees twenty minutes west one hundred ninety-six feet to a pipe corner; thence along lot of Laverne Staples north forty-three degrees forty-five minutes east two hundred twenty-eight feet to the place of beginning. Containing .0281 acre, more or less.

Title to said Premises vested in Richard W. Everitt by Deed from Richard W. Everitt, administrator of the Estate of Raymond L. Everitt a/k/a Ray L. Everitt, deceased; Albert R. Everitt; Ronald L. Everitt; and Alberta J. Hanlin dated May 23, 2006 and recorded on June 9, 2006 in the Monroe County Recorder of Deeds in Book 2270, Page 6251 as Instrument No. 200624911.

Being known as: RR2 Box 2018 aka 235 Tanite Road, Stroudsburg, PA 18360

Tax Parcel Number: 17/12/5/54-5

Tax Pin Number: 17639002580276

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD W. EVERITT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By 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 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN, piece, parcel or tract of land situate in the Township of Tobyhanna , County of Monroe, and Commonwealth of Pennsylvania, BEING Lot No. 810, on the map or plan bearing title or legend, "Section E-V Locust lake Village, Tobyhanna Township, Monroe Co., Pa. 27 March 1968 L.A. Achterman, Jr., P.E. East Stroudsburg, Pa.", bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly line of Fox Trail and at the southernmost corner of Lot No. 609; thence southwesterly along the northwesterly line of Fox Trail by a curve to the right having a radius of 400 feet for an arc distance of 170.03 feet to a point; thence North 09 degrees, 08 minutes, 40 seconds West along a line radial to said curve for a distance of 160 feet to a point; thence North 68 degrees, 40 minutes, 40 seconds East for a distance of 101.75 feet to a point; thence South 33 degrees 30 minutes, East along the southwesterly line of Lot No. 509 (a line radial to said curve) for a distance of 180 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES WHICH JOHN PHILLIP and DENISE A. PHILLIP, husband and wife, by Deed dated 05/13/2011 and recorded 05/16/2011 in the Office of the Recording of Deeds, in and for Monroe County, in REcord Book Volume 2386, Page 6586, granted and conveyed unto Amarsingh M. Ghorpade. Improvements: Residential property Tax Code No. 19/11D/1/57 Pin #196306047378534

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMARSINGH M. GHORPADE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

AMANDA RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4483 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE TWO contiguous lots or pieces of land situate in the Township of Stroud , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the northerly side of Wiley Avenue with the easterly side of Laurel Street, thence along the easterly side of Laurel Street, North 26 degrees West (100.62 feet passing a pipe) 195.67 feet to a pipe; thence along the southerly side of Orchard Lane North 64 degrees East 94 feet to a pipe; thence by lands now or formerly of Lawrence W. Keller, South 26 degrees East (at 95.05 feet passing a pipe) 187.41 feet to a pipe; thence along the northerly side of Wiley Avenue South 58 degrees 59 minutes West 94.36 feet to the place of BEGINNING. BEING Lot No. 1 and Lot No. 2 as shown on "Plan of Lots of Williams, Hollander and Weisbrod, Stroud Township, Monroe County, Pa." on file in the Recorder's Office at Stroudsburg, Pa., in Plot Book 7, Page 30.

BEING the same premises which Donald Safin and Kerry Safin by Deed dated February 7, 2013, and February 21, 2013 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Book No. 2415, Page 9157, granted and conveyed unto Donald F. Safin.

TAX PARCEL NO.: 17/5/1/34

PIN NO.: 17-7301-10-25-8000

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONALD F. SAFIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES VINCENT FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7240 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 , FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land sit-

uate in the Township of Jackson, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the northerly line of Alpha Drive, said iron being the southwesterly corner of Lot Number 312 as shown on a map entitled 'Section 1, Alpha Acres, Frank Schimko, Owner, 12 July 1971, thence along Lot Number 312, North twenty-two degrees twelve minutes ten seconds West 596.23 feet to a point in line of lands of Worthington; thence along said lands of Worthington, North seventy-four degrees eleven minutes fifty seconds East 150.94 feet to a point, said point being the northwesterly corner of Lot Number 314; thence along Lot Number 314, South twenty-two degrees twelve minutes ten seconds East 579.49 feet to an iron on the northerly line of Alpha Drive, South sixty-seven degrees forty-seven minutes fifty seconds West 150.00 feet to the place of beginning. Containing 2.02 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN James A. Huyler and Joycelyn B. Huyler, h/w, by Deed from James A. Huyler and Joycelyn B. Reisen, n/b/m Joycelyn B. Huyler, h/w, dated 02/22/2002, recorded 03/01/2002 in Book 2116, Page 4675.

TAX CODE: 08/9A/1/11

TAX PIN: 08626901090463

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES A. HUYLER

JOYCELYN B. HUYLER A/K/A

JOYCELYN HUYLER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By 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, FEBRUARY 23, 2017
AT 10:00 A.M.**

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. Legisla-

tive Route #45021 from which a point in the centerline of said 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 centerline 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 seconds 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 notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3584 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

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 Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot 1125, Section B, as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 158.

BEING THE SAME PREMISES conveyed by deed dat-

ed April 14, 2000, from Builders Mortgage Service, Inc. to Antoinette Awadalla, and recorded in Monroe County Record Book Volume 2085 at Page 7867 et seq.

Title to said premises is vested in James E. Price by deed from Deutsche Bank National Trust Company, As Trustee of Argent Mortgage Securities, Inc. asset backed Pass Through Certificates, Series 2006-W2 under the Pooling and Servicing Agreement dated as of February 1, 2006, without recourse, by Citi Residential Lending Inc, its Attorney in Fact, by Power of Attorney dated December 19, 2007 and recorded January 23, 2008 in Instrument Number 200802342.

Parcel No. 19/4B/1/89
Pin No. 19634504632173

Being Known As: 5137 Pine Tree Lane f/k/a 1125 Pine Tree Road, Pocono Summit, PA, Monroe county, PA 18346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES E. PRICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2016 CIVIL 3730, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a point on the easterly line of Brae Way "C", a common corner of Lot 11 and Lot 12, as shown on a map titled "Final Plan - Site Plan - Brae Hill Phase III", dated under revision 3-25-1994, and recorded in Map File 67, Page 153; thence along the easterly line of Brae Way "C" North 14 degrees 45 minutes 58 seconds West 173.65 feet to a point, a common corner of Lot 12 and Lot 13; thence by Lot 13 North 75 degrees 14 minutes 02 seconds East 241.59

feet to a point in line of lands now or formerly of Camp Cherith; thence by Camp Cherith South 20 degrees 52 minutes 10 seconds East 174.64 feet to a point, a common corner of Lot 11 and Lot 12; thence by Lot 11 South 75 degrees 14 minutes 02 seconds West 260.16 feet to the point of beginning.

BEING Lot No. 12, Phase III as shown on Map File 67, Page 153.

CONTAINING 1.000 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Manuel G. Marinho, by Deed from Michael Raia and Luz N. Raia, h/w and Michele Raia, dated 12/28/2010, recorded 01/14/2011 in Book 2381, Page 8255.

TAX CODE: 08/89734

TAX PIN: 08635200526038

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MANUEL G. MARINHO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JOSEPH A. DESOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3286 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN tract or parcel of land situated in the Township of Polk , County of Monroe, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the North side of a 40 foot proposed road known as Winter Hill Road; thence along the North side of said road S 85 degrees 24'50" W 225.00 feet to an iron pin; thence thru land of Walter G. Gould, grantor herein, N 4 degrees 35'10" W 227.40 feet to an iron pin on the South side of a 40 foot right-of-way to land of Robert Gould; thence along the South side of said right-of-way N 79 degrees 34'22" E 226.71 feet to an iron pin; thence through land of the grantor S 4 degrees 35'10" E 250.42 feet to the point and place of BEGINNING.

Parcel of land being Lot Number 7 of a subdivision plan of land of Walter G. Gould, as shown on a plan of

lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 20, Page 55.

BEING THE SAME PREMISES which Michael Loffio and Karina Loffio, by Deed dated March 25, 2011 and recorded April 4, 2011 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2385, Page 304, granted and conveyed unto Karina Loffio.

Tax ID #: 13/1/2/10

PIN #: 13623903018569

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL LOFFIO AND

KARINA LOFFIO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4052 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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 63 on a certain map or plan of lots entitled 'Subdivision of Winona Lakes, Section 6, Middle Smithfield Township, Monroe County, Pennsylvania dated March 3, 1972 and revised April 6, 1972 prepared by Edward C. Hess, Associates, Scale 1 inch = 100 feet, recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 16, page 85.

Containing 29,461 square feet, more or less.

BEING Lot No. 63 on the above mentioned plan.

Being the same premises which Tax Claim Bureau of Monroe County by judicial sale deed dated May 29, 2003 and recorded in the Office of the Recorder of Deeds in and for Monroe County; Stroudsburg, Pennsylvania in Record Book Volume 2162, page 1051; granted and conveyed unto One Stop Realty, Inc., a Pennsylvania Corporation, Grantor hereof, in fee.

Parcel Identification No: 9/6C/2/29

Map #: 09-7334-02-97-0377

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN William James, Individual, by Deed from One Stop Realty, Inc., dated 09/02/2003, recorded 09/04/2003 in Book 2166, Page 1217.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM JAMES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10528 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.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 Stroud , County of Monroe, State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the middle of the public road leading from Arlington Heights to North Fifth Street and known as 'Chipperfield Drive' from which a nail at the intersection of said public road with the Northerly side of a private road (twenty five feet in width) bears, South 6 degrees 40 minutes East distance 177.61 feet; Thence, by other lands of the grantors, of which this lot was formerly a part, South 83 degrees 20 minutes West (Bearings from Magnetic Meridian of 1948) (at twenty feet passing a pipe) 175 feet to a pipe; Thence, by the same, North 6 degrees 40 minutes West 73.05 feet to a pipe; Thence by the same North 83 degrees 20 minutes East (at 155 feet passing a pipe) 175 feet to a point in said 'Chipperfield Drive'; Thence, along the center of same South 6 degrees 40 minutes East 73.05 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Allison J. Farmer, an individual, by Deed from Vicki M. Edinger, a married woman, dated 01/13/2006, recorded 01/20/2006 in Book 2255, Page 2836.

TAX CODE: 17/13/1/37
 TAX PIN: 17639104809804

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALLISON J. FARMER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1610 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.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 Barrett in the County of Monroe and Commonwealth of Pennsylvania, being more fully described in a deed dated 02/22/2006 and recorded 04/03/2006 among the land records of the county and state set forth above, in Deed Volume 2262 and Page 7116 And.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot situate in the Township of Barrett, Monroe County, Pennsylvania, marked and designated as Lot 23, Ice Lake Estates, as shown on map of final plan of Ice Lake Estates as recorded by Gross Estates, Inc. in the Office of the Recording of Deeds, at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 25, Page 97.

Under and Subject to the covenants and restrictions recorded in Deed Book Volume 2044, Page 9319.

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

BEING THE SAME PREMISES which Garland s. Beeson, married, by deed dated 2/22/2006 and recorded 4/3/2006 in Book 2262 Page 7116 conveyed to Garland S. Beeson and Barbara J. Beeson, his wife.

Pin #: 01637602777704
 Tax Code #: 01/32A/1/16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BARBARA J. BEESON
 GARLAND S. BEESON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
NORA C. VIGGIANO, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3863 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnut Hill, County of Monroe, and State of Pennsylvania, known as Lot 14, Chatham Hill, as recorded in the Office of the Recording of Deeds, in and for Monroe County, in Plot Book 61 at Page 158.

EXCEPTING AND RESERVING Lot 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.

BEING THE SAME PREMISES which Raintree Enterprises, Inc., a Pennsylvania Corporation, by Deed dated March 16, 2001 and recorded March 20, 2001 in the Office of the Recorder of Deeds in and for the County of Monroe under Instrument Number 200118630, granted and conveyed unto Keesha Williams and Kerry S. Gray.

Tax ID #: 02/86394
 PIN #: 02635000083747

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KERRY S. GRAY
 KEESHA WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

ly." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 976 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.

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 development known as Mountain Top Estates, Middle Smithfield County, Monroe County, Pennsylvania, designated as Lot No. 636, Section 11, as shown on the map of lands of Clinton R. Alden, Plot No. II, recorded in the Office for the Recording of Deeds at Stroudsburg, Monroe County, Pennsylvania, in Map Book Vol. 10, page 111.

TITLE TO SAID PREMISES IS VESTED IN Nelson Perez and Jorell Morales, by Deed from Anthony Garone and Heather Garone, h/w, dated 09/27/2006, recorded 09/29/2006 in Book 2282, Page 6708. Mortgagor Nelson Perez died on 04/04/2013, and upon information and belief, his surviving heir is Rose Angel Morales.

**TAX CODE: 09/117562
TAX PIN: 09734503316162
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JORELL MORALES
ROSE ANGEL MORALES
IN HER CAPACITY AS HEIR OF**

**NELSON PEREZ, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELSON PEREZ, 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.

less exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH A. DESSOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3717 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel of land situated in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No 1415 Section 3, of Pocono Farms East, as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, Page 117.

**HAVING THEREON ERECTED a dwelling house known as: 7178 Falstaff Drive Tobyhanna, PA 18466
TAX CODE #3/4C/1/10
PIN #03-6366-01-17-3522
BEING THE SAME PREMISES which Pocono Hickory Lane, Inc., by Deed dated 08/16/1984 and recorded 09/06/1984 in Monroe County Deed Book 1392, Page 280, granted and conveyed unto John F. Ferrantino and Grace Ferrantino, his wife.**

To be sold as the property of Grace Ferrantino and John F. Ferrantino on Judgment No. 2016-03717 UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4138 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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 Lot No. 604, Section H, Indian Mountain Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in PLOT book Volume/Page 9/203.
TAX MAP NO. 20/8D/1/74

BEING the same premises which US Bank National Association, as Trustee for Banc of America Funding Corporation 2006-G, by its agent, Well Fargo Bank NA, pursuant to a Power of Attorney recorded in Record Book 2327 Page 5986 and Instrument No. 200805173 on 02-20-08 by Deed dated 01-05-11 and recorded 01-25-11 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2382 Page 1640, granted and conveyed unto Deborah Dowd Audett.

TITLE TO SAID PREMISES IS VESTED IN Donald Brower, by Deed from Deborah Dowd-Audett, dated 01/14/2012, recorded 02/03/2012 in Book 2397, Page 6142.

TAX CODE: 20/8D/1/74
TAX PIN: 20632109159613

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH A. DESOYE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2004 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

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

BEGINNING at a pipe on the northerly side of Carol Road, a corner of Lot No. 506 and Lot No. 507, as shown on "Plotting No. 2 of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.," thence along the southerly side of Carol Road North 69 degrees 34 minutes East 75 feet to a pipe, thence by Lot No. 508 South 20 degrees 26 minutes East 150 feet to a point; thence by Lot No. 506 North 20 degrees 26 minutes West 150 feet to the place of BEGINNING.
Tax ID: 9/4B/1/2

Title to said premises is vested in Michael Koroly by deed from Wells Fargo Bank, NA dated July 18, 2013 and recorded August 9, 2013 in Deed Book 2425, Page 2389.

Parcel No. 09/4B/1/2
Pin No. 09734503227755

Being Known As: 112 Carol Road, East Stroudsburg, PA, Monroe County, PA 18302

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3888 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 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 Middle Smithfield in the County of Monroe in the Stage of PA BEING shown and designated as Lot No. 47 on a certain map or plan of Lots entitled "Subdivision of Winona Lakes, Section 12, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 7, 1972, and revised October 14, 1972, prepared by Edward C. Hess Association, Scale Being 1'-100", recorded October 24, 1972 in the recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book 18, Page 7.

BEING THE SAME PREMISES which Gary Rosolino and Savitri Rosolino, husband and wife, as Tenants by the Entireties, by deed dated 3/23/2001 and recorded 3/29/2001 in Book 2093 Page 5203 conveyed to Anthony J. Valentino, Jr. and the said Anthony J. Valentino, Jr. departed this life on 9/22/2015, vesting title solely in

Pin #: 09734401296006

Tax Code #: 09/4D/2/54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTOINETTE VALENTINO

SOLELY IN HER CAPACITY AS HEIR OF ANTHONY J. VALENTINO, 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

NORA C. VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1047 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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. 2331, Section 4, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 17, Page 119. Plot Book Page was erroneously cited in prior deeds as Page 19.

BEING THE SAME PREMISES which Homesales, Inc., by Deed dated June 28, 2006 and recorded August 1, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2276, Page 1187, granted and conveyed unto Yessenia Valentine-Salgado, Married, grantor(s) herein.

Parcel Identification No: 3/4D/1/263

Map #: 03-6366-01-17-9830

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Joseph Spinelli and Valerie Spinelli, by Deed from Yessenia Valentin-Salgado, dated 09/17/2008, recorded 09/26/2008 in Book 2342, page 5737.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH SPINELLI

VALERIE SPINELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

HEATHER RILOFF, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3832 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017
AT 10:00 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 76, Section 5, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates, and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, page 43. BEING known and numbered as 1221 Grand Mesa Drive, Effort, PA 18330.

Being the same property conveyed to Audrey Patterson, Trustee of the Audrey Patterson Family Trust, dated September 15, 2008 who acquired title by virtue of a deed from Audrey Patterson, a single person, dated October 15, 2008, recorded November 5, 2008 at Instrument Number 200831931, and recorded in Book 2344, Page 5827, Monroe County, Pennsylvania records.

ta code: 02/6B/1/45
pin no: 02634103201859

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
AUDREY PATTERSON
INDIVIDUALLY AND AS
TRUSTEE OF THE
AUDREY PATTERSON
FAMILY TRUST**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9616 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017
AT 10:00 A.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 Smithfield Township, Monroe County, Pennsylvania, and known as Lot 211, Twin Lake Estates as shown on the plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9 at Page 205.

BEING part of the same premises which Twin Lake Estates, Inc., N.J.B. Corp., N.J.A. Corp. and N.B.J. Corp. by their deed dated September 13, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2104, Page 7368, granted and conveyed unto Twin Lake Estates Development, LLC., a Pennsylvania Limited Liability Company, the Grantor.

Parcel Identification No: 16/7A/1/82
Map #: 16-7312-04-53-4967

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Robert N. Johnsen and Donna L. Johnsen, h/w, by Deed from Twin Lake Estates Development, LLC, a Pennsylvania Limited Liability Company, dated 08/15/2003, recorded 08/18/2003 in Book 2164, Page 761.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT N. JOHNSEN
DONNA L. JOHNSEN**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4136 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 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 4217 in Section SS-II, as shown and designated on plan of Indiana Mountain Lakes, Section SS-II, made by Leo Achterman, Jr., civil Engineer and Surveyor, dated January 11, 1982, revised February 25, 1985 and recorded at the Monroe County Recorder's Office on August 2, 1985 in Map Book 57, page 161.

BEING known and numbered as 4217 Scenic Drive East n/k/a 502 Scenic Drive, Albrightsville, PA 18210. Being the same property conveyed to Louise J. Giacchi and Janice e. Giacchi, no marital status shown who acquired title by virtue of a deed from Indiana Mountain Lake Development Corp., dated August 2, 1986, recorded December 8, 1986, at Document ID 00005, and recorded in Book 1526, Page 1719, Monroe County, Pennsylvania records.

TAX CODE: 20/8K/1/159

PIN NO: 20632104618706

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LOUIS J. GIACCHI
JANICE E. GIACCHI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 148 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 23, 2017**

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Ross, Monroe County, and State of Pennsylvania, marked and designated as Lot No. 43, Owl Hollow I, as shown on map of lands of Truco, Inc., and recorded in the office for the Recording of Deeds etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book 23, page 103.

BEING THE SAME PREMISES which Truco, Inc., a Pennsylvania corporation, by deed dated March 25, 1976, and recorded March 26, 1976, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Deed book volume 693, page 70, granted and conveyed unto Dennis Correll and Angela M. Correll, his wife, in fee. UNDER AND SUBJECT TO the covenants, restrictions, etc., as appear in the aforementioned deed.

Parcel Identification No: 15/3C/1/12

BRT #: 15-6267-00-04-3126

Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Dennis C. Correll, by Deed from Dennis Correll and Angela M. Correll, h/w, dated 02/08/2001, recorded 02/13/2001 in Book 2091, Page 1954.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENNIS C. CORRELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

HEATHER RILOFF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2958 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 , FEBRUARY 23, 2017
AT 10:00 A.M.

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. 4415, Section CIIA, 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 16, page 91, bounded and described as follows, to wit:
In Plot Book Volume and Page Number according to aforementioned Plan of Record.

TITLE TO SAID PREMISES IS VESTED IN Angel Alcantara, an unmarried individual and Otilio Alcantara, an unmarried individual and Rhaidiris Mayor, an unmarried individual and Joselina Tavarez, a married individual, as tenants in common, by Deed from Eileen Stanley, a married individual and Brenda Muller, a married individual, dated 05/21/2002, recorded 05/23/2002 in Book 2122, Page 6613.

TAX CODE: 19/3G/176
TAX PIN: 19634404624470

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**OTILIO ALCANTARA
JOSELINA TAVAREZ
ANGEL ALCANTARA
RHADIRIS MAYOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Bary J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3910 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, piece or parcel of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 169 Section K, as shown on map of A Pocono Country Place, Inc., on file in the Recorder's Office in Stroudsburg, Pennsylvania, in Plot Book Volume No. 24 at Pages 1, 3 and 5.

PARCEL TWO
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. 168, Section K as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 24 at Page No. 1, 3 and 5.

BEING THE SAME PREMISES which Leticia Brown, a married woman, by deed dated 8/22/2008 and recorded 8/26/2008 in Book 2341 Page 507 conveyed to Alexander J. St. Rose, a single man.

Pin #: 03635808996989
Tax Code #: 03/9E/1100

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALEXANDER J. ST. ROSE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Bary J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2877 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

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

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

Lots 2ABC Block A-39, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Eight, Coolbaugh Township, Monroe County, Pennsylvania dated April 1965 scale 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 9, page 175, on May 4 1965.

BEING the same premises which Elmer H. Money, Sr. and Monica Rose Money, husband and wife by indenture bearing the date of January 28, 2005 and being recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, on February 4, 2005 in Record Book Volume 2215, Page 5290, granted and conveyed unto Dawn E. Roncone.

TAX PARCEL NO.: 3/20B/1/17

PIN NO.: 03-6306-06-47-0689

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAWN E. RONCONO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAMES V. FARERI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9072 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, FEBRUARY 23, 2017
AT 10:00 A.M.**

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 Chestnut Hill, County of Monroe and State of Pennsylvania, being particularly described as Lot 8, Section 2, as shown on a plat of Oak Forest, recorded in the Office of the Recorder of Deeds of Monroe County, in Plat Book 59, Page 32, on the 19th day of February 1987.

UNDER AND SUBJECT to covenants and restrictions as more fully set forth in Deed Book Volume 1530, Page 1422.

BEING known and numbered as 201 Blackthorn Drive, a/k/a 8 Juniper Drive, Saylorburg, PA 18353.

BEING the same property conveyed to Yaron Hahami and Grace Hahami, husband and wife, as tenants by the entireties who acquired title by virtue of a deed from Joseph Vitale and Donna Vitale, husband and wife, dated November 22, 2005, recorded November 28, 2005, at Deed Book 2249, Page 3899, Monroe County, Pennsylvania records.

TAX CODE: 02/7/1/39-9

PIN NO: 02624902589393

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

YARON HAHAMI

GRACE HAHAMI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4928 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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 420, Section L, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, at Page 7, 9, 11.

BEING THE SAME PREMISES WHICH Helen Diecidue and Richard Taitt a/k/a Richard Taitt and Diane Taitt, his wife and Anthony Diecidue a/k/a Anthony S. Diecidue and Sally E. Diecidue, his wife, by Deed dated January 31, 2008 and recorded February 7, 2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2326, Page 7677, granted and conveyed unto Cesar A Mera Onate and Lilly H.M. Mera.

**Improvements: Residential property
Tax Code No. 3/9D/1/124
Parcel #3/9D/1/124
Pin Number 03635916945239**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CESAR A. MERA ONATE
LILLY H.M. MERA**

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

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

**Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HARRY B. REESE, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8591 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 , FEBRUARY 23, 2017
AT 10:00 A.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, with improvements, situate in the Township of Pocono , County of Monroe, and Commonwealth of Pennsylvania, being shown and designated as Lot No. 27 on a certain map entitled "Final Plan; Deer Mountain Lake; Pocono Township, Monroe County, PA. Scale: 1" = 100'; September 1973' as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA, said map being recorded in Monroe County Plat Book Volume 20, Page 99.

**BEING known and numbered as 27 Lake Drive nka 7304 Moss Drive, Swiftwater, PA 18370.
BEING the same property conveyed to Nancy Martinez who acquire title by virtue of a deed from Howard L. Marks and Constance Marks, his wife, by her agent, Howard L. Marks, dated November 30, 2004, recorded December 2, 2004, at Deed Book 2209, Page 4605, Monroe County, Pennsylvania records.**

**TAX CODE: 12/12A/2/67
PIN NO: 12636402672126**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NANCY MARTINEZ AKA
NANCY M. 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
MICHAEL E. CARLETON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3055 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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. 5023 Section 5, of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 23.

BEING THE SAME PREMISES WHICH Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, by its Attorney in Fact, Goldeck McCafferty & McKeever, P.O. Box 650043, Dallas, TX 75265, by Deed dated 08/20/2009 and recorded 09/09/2009 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2359, Page 4485, granted and conveyed unto Betty Jean Jenkins a/k/a Betty Jane Jenkins.

Improvements: Residential property

Tax Code No. 03/4D/1/48

Pin #03636703305841

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BETTY JEAN JENKINS A/K/A

BETTY JANE JENKINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
AMANDA RAUER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6276 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situated in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania and known as Townhouse Unit Number L3/18 Elm Court, as depicted on that certain plan entitled Planned Residential Development, Oak Street Project, Lands of Oak Street Construction, Inc., dated February 24, 2003, as revised, prepared by Achterman Associates and recorded on November 4, 2003 in the Office for the Recording of Deeds, etc. in and of the County of Monroe, Stroudsburg, Pennsylvania at Plot/Map Book Volume 75, Page 192, et. seq., hereinafter called the Premises.

BEING THE SAME PREMISES which Oak Street Constructions, Inc., by deed dated 9/17/2004 and recorded 9/21/2004 in Book 2202 Page 6444 conveyed to Jamiee Wallace.

Pin #: 05730108797990

Tax Code #: 05/97235

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMIESE WALLACE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4373 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 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 7737, Section U, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Claus" and recorded in Monroe County, Pennsylvania in Plot Book 16, Page

47.
Being Known As 313 Lake Road f/k/a 7737 Lake Road, Tobyhanna, PA 18466
TAX ID: 03/7G/3/22
PIN: 03635703030726

BEING the same premises which Erica G. Richetts and Esther Adams, by Deed dated 13, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on December 21, 2005 in Book 2252 Page 4638 granted and conveyed unto Erica G. Richetts, as sole owner.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERICA RICHETTS A/K/A
ERICA G. RICHETTS A/K/A
ERICA GRACE RICHETTS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2912 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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. 4303, Section CIIA, according to a Plan of Emerald Lakes, prepared by Thomas Tyler Moore Assoc., Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 16, Page 91, bounded and described as follows, to wit:

In Plot Book and Page Number according to aforementioned Plan on Record.

TITLE TO SAID PREMISES IS VESTED IN John Liritzis and Panagiotis Liritzis, father and son, by Deed from John Liritzis, dated 03/23/2007, recorded 04/02/2007 in Book 2300, Page 9331.

TAX CODE: 19/3G/1/33
TAX PIN: 19634404646048

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN LIRITZIS
PETE LIRITZIS A/K/A
PANAGIOTIS LIRITZIS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4548 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 , FEBRUARY 23, 2017
AT 10:00 A.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 (known as 73 North Second Street); situate in the **Borough of Stroudsburg** , County of Monroe and State of Pennsylvania, on the West side of Columbia, now North Second Street, being forty feet front on said Avenue (or North Second Street) by one hundred fifty feet deep, and designated on the Map of Property of the Stroudsburg Land and Improvement Co., recorded in the Office for the Recording of Deeds, at Stroudsburg, Penna., in Book of Miscellaneous Vol. D., Page 210, as Lot No. 42.

BEING known and numbered as 73 North 2nd Street nka 75 North 2nd Street, Stroudsburg, PA 18360.

BEING the same property conveyed to Lynette D. Hodges who acquired title by virtue of a deed from David J. Thomas, dated March 31, 2006, recorded April 6, 2006, in Deed Book 2263, Page 1780, Monroe County, Pennsylvania records.

TAX CODE: 18-1/1/6/14
PIN NO: 18730119615443

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LYNETTE D. HODGES

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

from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 199 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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 538, Section K, Extension, as shown on map of A Pocono Country Place, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 24, at pages 51, 53 and 55.

BEING the same premises which Russell Enste and Lorraine Enste, his wife, by Deed dated December 14, 2005, and recorded January 19, 2006, in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania, in Record Book Vol. 22556, page 2288, granted and conveyed unto Rosana Rubinos-Gok and Seluk Gok, her husband, in fee.

TITLE TO SAID PREMISES VESTED IN Marquitha Green, by Deed from Rosana Rubinos-Gok and Seluk Gok, w/h, dated 07/23/2008, recorded 08/14/2008 in Book 2340, Page 4249.

TAX CODE: 3/9F/1/365

PIN NO.: 03-6369-13-13-4962

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARQUITHA GREEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2148 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the Township of Price, County of Monroe, State of Pennsylvania, marked and designated as Lot #52, Section A, on a Plan of Lots known as Pocono Wild Haven Estates, Inc., recorded in Plot Book 11, Page 7.

BEING PARCEL I.D. NO.: 14/5A/1/60

Pin: 14730504604391

Being Known As: 4103 White Birch Drive, East Stroudsburg, PA 18301

BEING the same premises which David A. Reese and Jessica A. Reese, his wife, by deed dated July 25, 2005 and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania on August 3, 2005 in Book 2234, Page 8256 granted and conveyed unto Allen Douglas Auth. Allen Douglas Auth departed this life on March 25, 2013, and Robert Auth has been duly appointed as the Administrator of the Estate of Allen Douglas Auth.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT AUTH, ADMINISTRATOR OF THE ESTATE OF

ALLEN DOUGLAS AUTH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10428 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THAT FOLLOWING lot situate in the Township of Tunkhannock State of Pennsylvania, marked and designated as Lot Number 36, Section Two, as shown on Plotting of Sierra View, Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 30, Page 49.

Under and subject to the restrictions and covenants as set forth in the chain of title.

Title to said Premises vested in John Stano, Jr., a married by Deed from Donald G. Kishbaugh and Martha Ann Kishbaugh his wife, and Steven P. Parisi and Colleen Parisi, his wife dated August 16, 1996 and recorded on August 16, 1996 in the Monroe County Recorder of Deeds in Book 2028, Page 2719. Being known as: 1105 Allegheny Drive, Blakeslee, PA 18610

Tax Parcel Number 20/8J/1/9
Tax Pin Number: 20632104747908

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN STANO, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2244 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.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 4ABC, Block A-89, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, scale 1 inch to 100 feet by John B. Alcher, 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 9, on June 2, 1965.

BEING known as Lot 4, Block 89, Section 13, Arrowhead Lake, a/k/a 89 Tuscarora Court

TITLE TO SAID PREMISES IS VESTED IN Eleanor T. Lorenzo, by Deed from Neil Bogin, dated 01/22/2007, recorded 03/01/2007 in Book 2297, Page 8868.

TAX CODE: 03/20b/1/428

TAX PIN: 03630718401822

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELEANOR T. LORENZO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8706 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Ross, County of Monroe, State of Pennsylvania, marked and designated as Lot No. 24, Final Plan - re: Subdivision of a portion of Vista Estates, owned by Truco, Inc., dated July 16, 1975, and recorded in Monroe County Plot Book Vol. 27 at page 81 on the 16th day of September, 1975.

UNDER AND SUBJECT to the conditions and restrictions as set forth in the above recited deed of record. BEING THE SAME PREMISES WHICH Wilson Leininger and Betty Leininger, by Deed dated 5/19/1987 and

recorded 5/21/1987 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1554, Page 1193, granted and conveyed unto Lloyd A. Gillen and Rhoda S. Gillen.

Improvements: Residential property

Tax Code No. 15/7A/1/61

Pin #15-6247-04-93-3908

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LLOYD A. GILLEN

RHONDA S. GILLEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1042 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**

AT 10:00 A.M.

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 No. 306, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, Page 123 and 127.

UNDER AND SUBJECT to Protective Covenants and Restrictions that appear of record in Deed Book Volume 1470, Page 1044.

TITLE TO SAID PREMISES IS VESTED in Alexi R. Garcia, married, by Deed from Kenneth Gohd and Rosemary Gohd, his wife, dated 09/21/2004, recorded 09/22/2004 in Book 2202, Page 7610.

TAX CODE: 17/15E/1/306

TAX PIN: 17638204945539

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALEXI GARCIA A/K/A

ALEXI R. GARCIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4386 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**

AT 10:00 A.M.

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. 452, Section F as shown on map of A Pocono Country Place on file in Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 13 and 15.

TAX Id No. 03/8C/1/234

PIN No. 03635814342528

BEING in the same premises which Isaac Nachtigal and mary M. Nachtigal, husband and wife, by Deed dated November 13, 2006 and recorded November 14, 2006 in the Monroe County Recorder of Deeds Office in Deed Book 2287, page 4287, granted and conveyed unto Ronald H. Davis and Tanya X. Edward.

Tax ID #: 03/8C/1/234

Pin: 03635814342528

PIN #: 03635814342528

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD H. DAVIS AND

TANYA X. EDWARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
SARAH K. MCCAFFERY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4168 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Ross, County of Monroe, State of Pennsylvania, marked and designated as Lot No. 61 Final Plan-re: Subdivision of a portion of Vista Estates, owned by Truco, Inc., dated July 16, 1975, and recorded in Monroe County Plot Book Vol. 27 at Page 81 on the 16th day of September 1975.

Being the same premises which Truco, Inc., by Deed dated May 3, 1982 and recorded in the aforesaid Office in Deed Book Vol. 1187, Page 180, granted and conveyed unto John W. Jennings and Wendy L. Jennings, h/w.

Parcel Identification No: 15/7A/1/38
 Map #: 15-6247-04-84-5536

Improvements: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Gommert J. Ackerman, Jr., married, by Deed from John W. Jennings and Wendy L. Jennings, h/w, dated 09/01/2006, recorded 09/07/2006 in Book 2280, Page 2386.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 GOMMERT J. ACKERMAN, JR.**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 328 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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 Lot 403, Section N-1, Stonecrest Park, as shown on 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 209.

Title to said premises is vested in Michael J. Zwickert and Gretchen H. Zwickert, husband and wife, by deed from Robert A. Metzgar and Laurie Metzgar, husband and wife dated May 12, 2003 and recorded May 14, 2003 in Deed Book 2153, Page 3709.

Parcel No. 20/8E/1/65
 Pin No. 20632101266132

Being Known As: 110 Lilac Lane f/k/a 403 Laurel Road, Blakeslee, Township of Tunkhannock, Monroe County, PA 18610

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 MICHAEL J. ZWICKERT
 GRETCHEN H. ZWICKERT**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2979 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
 AT 10:00 A.M.**

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 located in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, known as Lot 9 as shown on the Subdivision Plan for "High Point Estates" as found in the Office for the Recording of Deeds of Monroe County, in Plot Book 60, page 460. Subject to Restrictions, Conditions, Covenants, etc., as appear in chain of title.

BEING THE SAME PREMISES which Ronald H. Berger and Millette Berger, by deed dated 6/21/2004 and recorded 7/20/2004 in Book 2196 Page 8117 conveyed to Amy Shonk and Brian Shonk, wife and husband.

Pin #: 13621800197638

Tax Code #: 13/85855

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMY SHONK

BRIAN SHONK

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

REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 412 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THAT CERTAIN lot being number thirty-nine (39) on a map of the Camp-Stead, Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book 17 at Page no. 47, in the Office of the Recorder of Deeds at Stroudsburg, Pennsylvania, in and for the County of Monroe.

Being Parcel ID No.: 19/20A/1/41

Pin: 19539415634979

Being Known As: 39 Camp Stead Circle, Blakeslee, PA 18610

BEING the same premises which Mary Jane Luterzo

and Robert Rinderer, husband and wife, by deed dated April 4, 2008 and recorded in the Recorder of Deeds Office in and for Monroe county, Pennsylvania on June 5, 2008 in Book 2336, Page 3002 and Instrument Number 200816928 granted and conveyed unto Seth Harrison and Carole Harrison, a married couple.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SETH HARRISON

CAROLE 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

Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1869 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 , FEBRUARY 23, 2017

AT 10:00 A.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 #452 located on Birch Terrace as shown on the Final Plans Phase 4A, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on 11-16-1998 and filed of recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 12-10-1998 in Plot Book 70 Page 259.

TITLE TO SAID PREMISES VESTED IN George M. Mirkov, by Deed from Monroe Mountainside, L.P., a Pennsylvania Limited Partnership by its general partner Monroe Mountainside, LLC, dated 07/24/2001, recorded 08/10/2001 in Book 2102, Page 3222.

TAX CODE: 17/91163

TAX PIN: 17730201292608

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE M. MIRKOV A/K/A

GEORGE MIRKOV

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11054 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 , FEBRUARY 23, 2017

AT 10:00 A.M.

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 No. 257, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book 32, Page 129.

TITLE TO SAID PREMISES IS VESTED IN Jo Ann Delibero, by Deed from Adele A. Cutrofello, sated 10/18/2013, recorded 10/22/2013 in Book 2429, Page 1450.

**TAX CODE: 17/15E/1/257
 TAX PIN: 17638202968008**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ADELE A. CUTROFELLO
 JOANN DELIBERO
 A/K/A JO ANN DELIBERO
 A/K/A JO-ANN DELIBERO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10292 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 , FEBRUARY 23, 2017

AT 10:00 A.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 Middle Smithfield , County of Monroe, and Commonwealth of Pennsylvania being known and designated as Lot 91, as set forth on the Plot Map of Northpark Estates East, last revised dated August 7, 2003 and recorded September 12, 2003, in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book, 75, Pages 166 and 167.

BEING THE SAME PREMISES which Janice C. Bailey, by deed dated 4/28/2015 and recorded 4/29/2015 in Book 2452 Page 9996 conveyed to Steve Joseph.

**Pin #: 09734300589925
 Tax Code #: 09/97161**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JANICE C. BAILEY
 ZALEKA N. ZAMDIN
 MOHAMMED N. ZAMDIN A/K/A
 MOHAMED N. ZAMDIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9304 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 , FEBRUARY 23, 2017
AT 10:00 A.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. 62, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

TOGETHER with all rights and privileges and Under and Subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Romulo R. Vegas, by Deed from Gerard F. Twomey and Dawn L. Twomey, dated 08/29/2002, recorded 09/06/2002 in Book 2130, Page 8153.

TAX CODE: 16/90992

TAX PIN: 16731102889994

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROMULO VEGAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 609 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 , FEBRUARY 23, 2017
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Jackson** , County of Monroe and Commonwealth of Pennsylvania, being Lot 7, The Woods at Neola, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 65, Page 187. BEING known and numbered as 38 Florence Court West, Reeders, PA 183523.

BEING the same property conveyed to Debra E. Stalk who acquired title by virtue of a deed from David M. Cassiere and Michelle R. Cassiere, husband and wife, dated May 22, 2006, recorded May 31, 2006, at Deed Book 2269, Page 1596, Monroe County, Pennsylvania records.

TAX CODE: 08/89114

PIN NO: 08626900044697

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBRA E. STALK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

KIMBERLY A. BONNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 495 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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. 631, Section C-III-C, according to Plan of Emerald Lakes, recorded in the for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 20, Page 49, bounded and described as follows to wit:

TITLE TO SAID PREMISES VESTED IN Richard L. Reda, by Deed from Joseph A. Reda, Jr., administrator of the Estate of Ada Reda, dated 07/29/1993, recorded 07/30/1993 in Book 1900, {age 1144.

TAX CODE: 19/31/2/253

TAX PIN: 19634402766654

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD L. REDA
A/K/A RICHARD REDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 17 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 736, Section K, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 254, Pages 51, 23 and 55.

BEING THE SAME PREMISES which Edward Wood and Albert Chiaravalle, by his Agent Edward Wood, by deed dated 2/25/2005 and recorded 3/4/2005 in Book 2217 Page 9861 conveyed to Ramon Deleon and Rosa E. Deleon, as joint tenants with right of survivorship.

Pin #: 03636913027518
Tax Code #: 03/9F/1/156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAMON DELEON
ROSA E. DELEON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8099 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 23, 2017
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of land in the Township of Coolbaugh, County of Monroe, Pennsylvania, designated as Lot #9, Bloc, #3, map of the Mushroom Farm Monroe County Plot Book #24 at page #43, and having thereon erected a dwelling house known as: 3 Jackson Drive Mushroom Farms Tobyhanna, PA 18466

tax code # 3/4A/2/64
PIN # 03-6356-02-96-5013

Monroe County Deed Book 2340, page 6582.

To be sold as the property of Brandi M. Bridge, Executrix of the Estate of Steven F. Bridge, deceased on Monroe County Judgment No. 2015-08099.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRANDI M. BRIDGE,
EXECUTRIX OF THE
ESTATE OF**

STEVEN F. BRIDGE, 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
LEON P. HALLER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2129 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Ross, County of Monroe, Pennsylvania marked and designated as Lot No. 15, Foxcroft, Section I, as shown on map of lands recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 22 at page 23.

TITLE TO SAID PREMISES IS VESTED IN Giuseppe Bordonaro and Barbara Bordonaro, h/w, by Deed from Hugh A. Craven, Jr. and Richard J. Siter, dated 07/23/1992, recorded 07/27/1992 in Book 1840, Page 1109.

TAX CODE: 15/6A/1/62

TAX PIN: 15625702682903

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GIUSEPPE BORDONARO

BARBARA BORDONARO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8863 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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 the Township of

Barrett, County of Monroe, Pennsylvania, being Lot No. 22-C as shown on map marked "Section C Oaklyn Park, Vacationland Realty Company dated July 22, 1959, made by Leo A. Achterman, Jr.", and having thereon erected a dwelling house known as: 7410 Dogwood Lane, (fka West Dogwood Lane) Cresco, PA 18326.

TAX CODE #01/15/1/93-12

pin # 01638701463757

Monroe County Instrument No. 199719902.

To be sold as the property of Frank Soto and Sharon Lynn Soto on Judgment No. No. 2015-08863.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANK SOTO AND

SHARON LYNN 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

LEON P. HALLER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1670 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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

PARCEL NO.: 12/87890

PIN: 12638303015090

ALL THAT CERTAIN piece, parcel and tract of land situate lying and being in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 8, as shown on Final Subdivision Plan of Owl Hollow on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 62, Page 379.

Fee Simple Title Vested in Sean C. Kritzinger by deed from, Simpson's Glen Builders, Inc., dated 1/21/2000, recorded 1/26/2000, in the Monroe County Recorder of Deeds in Deed Book 2074, Page 196, as Instrument No. 200002698.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEAN C. KRITZINGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
EDWARD J. MCKEE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5397 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , **FEBRUARY 23, 2017**
 AT 10:00 A.M.

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 **Price Township** , Monroe County, Pennsylvania, in the development known as **Timber Hill**, being Lot 9, Block F, Plotting II, Timber Hill.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights or record, if any.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Monroe, Pennsylvania, as Agent, by deed dated 9/22/2014 and recorded 12/11/2014 in Book 2447 Page 3932 conveyed to Matthew Halvey.

Pin #: 14639504517837
 Tax Code #: 14/8A/172

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MATTHEW HALVEY
 ROSEMARY O'NEILL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania
REBECCA A. SOLARZ, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4401 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 , **FEBRUARY 23, 2017**
 AT 10:00 A.M.

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. 827, Section I, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 16, Page 49.

TITLE TO SAID PREMISES VESTED IN Helena L. Ashby-Coote, by Deed from Timothy L. Carr and Latisha S. Bass, nbm, Latisha S. Carr, his wife, dated 08/02/2007, recorded 08/07/2007 in Book 2312, Page 9147.

TAX CODE: 03/4B/1/103
 TAX PIN: 03636703004641

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HELENA L. ASHBY-COOTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2248 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Price, County of Monroe, and Commonwealth of Pennsylvania, being Lot 115, Section 3A, Timber Hill, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 11, Page 171.

TITLE TO SAID PREMISES IS VESTED ION Amy B. Cato, married, by Deed from Amy B. Lehr, n/b/m Amy B. Cato, dated 10/10/2003, recorded 10/16/2003 in Book 2170, Page 9183.

TAX CODE: 14/8A/1/90

TAX PIN: 14639503238053

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMY B. CATO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2920 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE RIGHT, title, interest and claim of Rosalie S. Traver of in and to:

ALL THE FOLLOWING described real estate situated in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 37 Harmon Drive, Stroudsburg, PA 18360. Deed Book 2042, Page 6155, Parcel Number 17/11D/1/32-37, Pin 17730003341660B37.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSALIE S. TRAVER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

KERI P. EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3706 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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 103 Acorn Ln a/k/a 2109 Cottonwood Lane, Tobyhanna, PA 18466
Parcel Number: 03/7A/1/13
Pin Number: 03635702668083

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANGELA RIVERA
GERMAN RIVERA
CELIA SANCHEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5012 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

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. 3, Section B, as is more Particularly set forth on the Plot Book Volume 31, Page 69.

Parcel #17/15A/1/116
PIN NOS.: 17639201386907

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARY F. ALEXANDER
SANDRA CLOWEY**

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN ACOSTA A/K/A
STEVEN S. ACOSTA**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 27; Feb 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5883 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 23, 2017

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Stroud, Monroe County, Pennsylvania:

Being Known As Lot 60 Arbor Woods n/k/a 111 Arbor Way, Stroudsburg, PA 18360
Parcel Number: 17/97118
Pin Number: 17638102853097
Improvements: Residential property