

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 2545 CV2015**

HSBC Bank USA, N.A.

v.  
Eric T. Caldwell

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

TO: Eric T. Caldwell

Your house (real estate) at 519 Marmet Lane, f/k/a 2711 H-3 Stillwater Lake Estates, Coolbaugh, Pennsylvania 18346 is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$197,442.44 obtained by HSBC Bank USA, N.A. against you.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS

Monroe County Bar 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 - March 18

**PUBLIC NOTICE**

Court of Common Pleas  
Fifteenth Judicial Circuit,  
Horry County, South Carolina  
Civil Action No. 2016-CP-26-01303

SeaWatch Plantation Owners Association, Inc.  
v. Estate of Dorothy J. Clark, et al.

**TO: IRENE PALERMO, ELIZABETH T. PARK  
AND FRANCES GRACE**

YOU ARE HEREBY SUMMONED to answer the Complaint in the above referenced Civil Action within thirty (30) days after the first publication of this Summons and to serve a copy of your Answer on the Plaintiff's attorney at the following address:

Butler Law, LLC  
Attn: Dan V. Butler  
4420 Oleander Drive, Ste. 202  
Myrtle Beach, SC 29577

For your information, the Complaint was filed February 25, 2016 with the Clerk of Court for Horry County, South Carolina. You can obtain a copy of the Complaint from the Office of the Horry County Clerk of Court located at 1301 2nd Ave, Conway, South Carolina.

If you fail to answer the Complaint within the time aforesaid, the Plaintiff will apply to the Court for the relief demanded in the Complaint and judgment by default will be rendered against you for the relief demanded in the Complaint. The Answer must be in writing and signed by you or your attorney and must state your address, or the address of your attorney if signed by your attorney.

Dan V. Butler, Esq.  
Phone: (843) 855-3157  
Email: dbutler@butlerlaw.net

R - March 11, March 18, March 25

**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 JANET KELLER DEVOL, Deceased

First and Final Account by Dale S. Keller, Executor

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 4th day of April 2016, at 9:30 a.m.

All objections to the above Account and/or State-

ments or Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

GEORGE J. WARDEN  
Clerk of Orphans' Court

PR - March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Dianne L. Evans a/k/a Dianne Evans**  
Late of Pocono Township, Monroe County, 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 within the County where notice may be given to Claimant.

MICHAEL R. EVANS  
c/o Christopher S. Brown, Esquire  
11 North 8th Street  
Stroudsburg, PA 18360

PR - March 4, March 11, March 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Dolores B. Lumley, a/k/a Dolores Lumley**, late of Stroud 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 the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Patricia H. Meckes, Executrix  
910 Banta Avenue  
Stroudsburg, PA 18360

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

PR - March 4, March 11, March 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Dorothy E. Farrell a/k/a Dorothy Farrell**, late of Cresco, Barrett 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 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, 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.

Thomas L. Farrell, Executor  
1270 Winding Way  
Tobyhanna, PA 18466

MICHELLE F. FARLEY, ESQ.  
P.O. Box 222  
Cresco, PA 18326

PR - March 4, March 11, March 18

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **ELLA KAISER**, deceased, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

Fred Kaiser Jr., Executor  
c/o

Patrick J. Best, Esquire  
Anders, Riegel & Masington, LLC  
128 East Broad Street  
Bethlehem, PA 18018  
610-849-2287

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **FLORENCE GULLA**, late of Hamilton 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 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.

Administrator:

Inez White  
1 Turtle Cove  
Stroudsburg, PA 18360

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

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Hannah A. Magann, a/k/a Hannah Magann**, late of 1735 Quentin Road, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Judith A. Magann, Co-Executor  
William G. Magann, Co-Executor  
c/o David L. Horvath, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

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

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Helen C. Baumann, a/k/a Helen Baumann, late of P.O. Box 366, Buck Hill Falls, Monroe County, Pennsylvania, deceased.

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

Melissa J. Bandala, Executrix  
c/o

Todd R. Williams, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

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

By: Todd R. Williams, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Holly T. Williams, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Donald E. Williams, Executor  
P.O. Box 151

Buck Hill Falls, PA 18323

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF IDA L. KRESGE, late of the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania.

Letters Testamentary have been granted to the undersigned who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

Ann Moretz

357 Turkey Hill Road  
Saylorsburg, PA 18353

Myra Koehler  
124 Princess Run Road  
Saylorsburg, PA 18353

or to their attorney:

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

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

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

Administrator:

Vickie Rogers  
3966 Washington Street  
Bethlehem, PA 18020

Administrator:

Heidi Rogers  
1156 Beaver Valley Road  
Apartment 102  
Stroudsburg, PA 18360

Administrator:

Anton Ascherl  
1156 Beaver Valley Road  
Apartment 201  
Stroudsburg, PA 18360

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

Stroudsburg, PA 18360

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF PATRICIA REED, deceased, late of the Tobyhanna Township, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

James Fuller, Executor  
c/o

Patrick J. Best, Esquire  
Anders, Riegel & Masington, LLC  
128 East Broad Street

Bethlehem, PA 18018  
610-849-2287

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

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

Administrator:

Vickie Rogers  
3966 Washington Street  
Bethlehem, PA 18020

Administrator:

Heidi Rogers  
1156 Beaver Valley Road  
Apartment 102  
Stroudsburg, PA 18360

Administrator:  
Anton Ascherl  
1156 Beaver Valley Road  
Apartment 201  
Stroudsburg, PA 18360

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

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ROBERT J. LUTZ**, late of 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 attorney within four (4) months of this date and to file with the Clerk of Court of Common Pleas of Monroe County Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to the Claimant.

Colleen Westberry, Executrix

KRAWITZ & KRAWITZ, P.C.  
Steven E. Krawitz, Esquire  
553 Main Street  
Stroudsburg, PA 18360

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **RONNIE D. PRITCHARD**, DECEASED.

Late of the Township of Ross, Monroe County, PA. LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to JENNIFER A. STUMER, EXECUTRIX, 2333 West Best Road, Bath, PA 18014.

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **SCOTT FULLER**, deceased, late of the Tobyhanna Township, Monroe County, Pennsylvania.

Letters of Administration have been granted to the undersigned, who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to:

James Fuller, Administrator  
c/o

Patrick J. Best, Esquire  
Anders, Riegel & Masington, LLC  
128 East Broad Street  
Bethlehem, PA 18018  
610-849-2287

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Stanley J. Zuba**, a/k/a **Stanley John Zuba**, late of Hamilton 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.

ROSE MARIE ZUBA, Executrix  
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 - March 4, March 11, March 18

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **TULA M. MOROGEORGES**, late of 518 Resica Falls Road, East Stroudsburg, Monroe County, Pennsylvania 18302, 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, 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.

Peter Morgeorges, Administrator  
518 Resica Falls Road  
East Stroudsburg, PA 18302

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

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Barbara Ann Jones**, Deceased, late of Monroe County, who died on Feb. 19, 2016, to Marc D. Jones, Executor.

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

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

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

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the ESTATE OF **FELICIA BAIO**, DECEASED, late of Coolbaugh Township, Pennsylvania, who died on December 27, 2015, to Anthony Baio, Personal Representative.

Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel.

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

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

P - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the ESTATE OF **JAY C. DINGS a/k/a JAY CARLETON DINGS, DECEASED**, late of Price Township, Pennsylvania, who died on January 3, 2016, to PNC Bank, N.A., Personal Representative.

Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel.

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

**KING SPRY HERMAN FREUND & FAUL LLC**

By: Kirby G. Upright, Esquire  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Ruth M. Wilson**, Deceased, late of Monroe County, who died Feb. 4, 2016 to Stanley Pudlak, Executor.

Vvntie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322 is counsel.

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

**Connie J. Merwine, Esquire**

501 New Brodheadsville Blvd. N.  
Brodheadsville, PA 18322

PR - March 18, March 25, April 1

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Christine Devlin, Executrix of the Estate of **Louis V. Monachelli**, deceased, who died on Dec. 13, 2015.

Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate re requested to make payment to it in carte of the attorney noted above.

Christine Devlin, Executrix

Jeffrey A. Durney, Esquire  
P.O. Box 536, Merchants Plaza  
Tannersville, PA 18372-0536

PR - March 4, March 11, March 18

**PUBLIC NOTICE  
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Marjorie Baird and Jennie Arent, Executrices of the Estate of **Walter E. Baird, Jr., a/k/a Walter E. Baird**, Deceased, who died on December 29, 2015, late of Tobyhanna Township, Monroe County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrices or their attorney.

**Rosenn, Jenkins & Greenwald, LLP**  
15 South Franklin Street  
Wilkes-Barre, PA 18711-0075

PR - March 11, March 18, March 25

**PUBLIC NOTICE  
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation have been filed in the Pennsylvania Department of State for **Justin Bair, D.M.D., P.C.**, which has been incorporated under the Business Corporation Law of 1988.

Cramer, Swetz, McManus & Jordan, P.C.  
William B. Cramer, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 2219 Civil 2014**

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

Plaintiff

vs.

**VVT, INC.**

Defendants

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

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

Your real estate at Unit 95, Int. No. 51, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 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. R 95, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House 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 Nancy D. Walker, by deed dated Feb. 17, 2010 and recorded on June 11, 2010 in Record Book Volume 2371 at Page 8636 granted and conveyed unto VVT Inc.

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

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

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

PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4610 CV 2012**

**FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff

vs.

**MELVA BURKE**

Defendant

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

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

Your real estate at Unit 11B Interval No. 46, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 46 in that certain piece of parcel of land, together with the 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 11B on a certain "Declaration Plan-Phase 1 of Stage 1," of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Sept. 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 13, 1996 and recorded on March 17, 1997 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2034 at Page 2130, granted and conveyed unto Melva Burke.

BEING PART OF PARCEL NO. 16/4/1/48-11B and PIN NO. 16732102879933B11B

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

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

Stroudsburg, PA 18360

monroebar.org

570-424-7288

PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 476 CV 2015**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff

vs.

**CHERYL L. WIDER**

Defendant

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

This notice is sent to you in an attempt to collect a

DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 117, Int. No. 50, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 50 in that certain piece of parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-117 a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat 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 May 15, 2006 and recorded on May 31, 2006 in Record Book Volume 2269 at Page 2825 granted and conveyed unto Cheryl L. Wider.

BEING PART OF PARCEL NO. 16/3/3/3-1-117 and PIN NO. 16733101093834B117

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

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

Stroudsburg, PA 18360

monroebar.org

570-424-7288

PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 480 CV 2015**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff

vs.

**JEFF SWENSON and**

**DOROTHY SWENSON, deceased**

Defendant

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

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

Your real estate at Unit 73D, Int. No. 11, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 11 in that certain piece of parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-73D a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential

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

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated Aug. 9, 2005 and recorded on Aug. 24, 2005 in Record Book Volume 2237 at Page 3663 granted and conveyed unto Jeff Swenson and Dorothy Swenson, his wife.

BEING PART OF PARCEL NO. 16/3/3-1-73D and PIN NO. 16732102995070B73D

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

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monroebar.org  
570-424-7288  
PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4839 CV 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.  
Plaintiff

vs.  
**KENNETH HOSER, deceased and  
ADELINE HOSER**  
Defendant

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

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

Your real estate at Unit 12B Interval Nos. 20 & 25 and Unit 37C, Int. No. 33, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

A two fifty-seconds (2/52) co-tenancy interest being designated as Use Period Nos. 20 and 25 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 Sept. 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated Oct. 14, 1977 and recorded on Dec. 16, 1977 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 836, at Page 115, granted and conveyed unto Kenneth Hoser and Adeline Hoser, his wife.

BEING PART OF PARCEL NO. 16/4/1/48-12B and PIN NO. 16732102879955B12B

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR

CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Monroe County Bar Association  
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Stroudsburg, PA 18360  
monroebar.org  
570-424-7288  
PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 4891 CV 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.  
**RODERICK A. RUSSELL, deceased and  
BRENDA RUSSELL**  
Defendant

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

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

Your real estate at Unit 8B Interval No. 15, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 15 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 8B 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 Sept. 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated Feb. 27, 1987 and recorded on April 10, 1987 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1547, at Page 744, granted and conveyed unto Roderick A. Russell and Brenda Russell.

BEING PART OF PARCEL NO. 16/4/1/48-8B and PIN NO. 16732102879825B8B

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

Monroe County Bar Association  
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Stroudsburg, PA 18360  
monroebar.org  
570-424-7288  
PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 5270 CV 2012**

**FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.**

Plaintiff  
vs.

**MARY EUBANKS**  
Defendant

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

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

Your real estate at Unit 36F Interval No. 42, Fairway Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 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 36F 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 Sept. 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association by deed dated April 17, 2000 and recorded on May 15, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2078 at Page 6317, granted and conveyed unto Mary Eubanks.

BEING PART OF PARCEL NO. 16/4/1/48-36F and PIN NO. 16732102876986B36F

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

Monroe County Bar Association  
Find a Lawyer Program  
913 Main St.  
Stroudsburg, PA 18360  
monroebar.org  
570-424-7288  
PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 5528 Civil 2014**

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

Plaintiff  
vs.

**MARVIN SHARPS and  
ROCHELLE CONYERS**  
Defendants

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

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

Your real estate at Unit 44, Int. No. 49, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 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. R 44, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1 and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bak and Trust Company, Trustee, by deed dated May 28, 1998 and recorded on July 22, 1998 in Record Book Volume 2051 at Page 0451 granted and conveyed unto Marvin Sharps and Rochelle Conyers.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273

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

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

PR - March 18

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 6753 Civil 2014**

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

Plaintiff  
vs.

**THOMAS LARSEN and  
WENDY LARSEN**  
Defendants

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

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

Your real estate at Unit 153, Int. No. 26, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 26 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,



nia, shown and designated as Unit No. R 153, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1 and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated August 9, 1991 and recorded on October 29, 1991 in Record Book Volume 1800 at Page 0456 granted and conveyed unto Thomas Larsen and Wendy Larsen.

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

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

**Monroe County Bar Association**  
**Find a Lawyer Program**  
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 Stroudsburg, PA 18360  
 monroebar.org  
 570-424-7288

PR - March 18

**PUBLIC NOTICE  
 IN THE COURT OF  
 COMMON PLEAS OF  
 MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 No. 7951 CV 2012**

DEPUY HOUSE PROPERTY  
 OWNERS ASSOCIATION INC.

Plaintiff  
 vs.

**LORELEI FAETH, ADMINISTRATOR OF THE ESTATE OF JOHN MICHAEL FAETH**  
 Defendant

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

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

Your real estate at Unit 75C, Int. No. 10, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 10 in that certain piece of parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-75C a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Julie Cannova, by deed dated April 15, 2005 and recorded on April 28, 2005 in Record Book Volume 2223 at Page 4880 granted and conveyed unto John Michael Faeth.

BEING PART OF PARCEL NO. 16/3/3/3-1-75C and PIN NO. 16732102997255B75C

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

YOU CAN GET LEGAL HELP.

**Monroe County Bar Association**  
**Find a Lawyer Program**  
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 Stroudsburg, PA 18360  
 monroebar.org  
 570-424-7288  
 PR - March 18

**PUBLIC NOTICE  
 IN THE COURT OF  
 COMMON PLEAS OF  
 MONROE COUNTY  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 No. 7963 CV 2014**

RIVER VILLAGE PHASE III-B  
 OWNERS ASSOCIATION INC.

Plaintiff

vs.

**MILAGROS P. BARBER and  
 CYNTHIA R. BRINGAS**  
 Defendants

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

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

Your real estate at Unit 112, Int. No. 28, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on April 28, 2016 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period No. 28 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. R 112 on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies Inc., by deed dated Dec. 10, 1996 and recorded on May 2, 1997 in Record Book Volume 2035 at Page 7114 granted and conveyed unto Milagros P. Barber and Cynthia R. Bringas.

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

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

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 570-424-7288  
 PR - March 18

**PUBLIC NOTICE**

**In The Court of Common Pleas  
of Monroe County,  
Pennsylvania  
Civil Action-Law  
2015-02451**

**Notice of Action in  
Mortgage Foreclosure**

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff vs. Alexis Smith & Raymond Smith, Defendants

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

TO: Alexis Smith & Raymond Smith, Defendants, whose last known address is 109 Ivy Way f/k/a 7162 Ivy Way, Long Pond, PA 18334.

Your house (real estate) at: 109 Ivy Way f/k/a 7162 Ivy Way, Long Pond, PA 18334, 20/1C/1/133, Pin: #20634301194152, is scheduled to be sold at Sheriff's Sale on August 25, 2016, at 10:00AM, at Monroe County Courthouse, at the Steps of the Monroe County Courthouse, 7th & Monroe Streets, Court-house Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$444,923.88, obtained by Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.517.3309. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR

TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570.424.7288; monroebar.org. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Regina Holway, Sarah K. McCaffery, Leslie J. Rase & Katherine M. Wolf, Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

PR - March 18

**PUBLIC NOTICE**

**In The Court of Common Pleas  
of Monroe County,  
Pennsylvania  
Civil Action-Law  
8219-CV-2014**

**Notice of Action in  
Mortgage Foreclosure**

Bank of America, N.A., Plaintiff vs. William C. Randell, Jr., Defendant

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

TO: William C. Randell, Jr., Defendant, whose last known address is 1506 Brislin Road f/k/a 2213 Brislin Road, Stroudsburg, PA 18360.

Your house (real estate) at: 1506 Brislin Road f/k/a 2213 Brislin Road, Stroudsburg, PA 18360, 077B/2/2, Pin: #07638002695420, is scheduled to be sold at Sheriff's Sale on July 28, 2016, at 10:00AM, at Monroe County Courthouse, at the Steps of the Monroe County Courthouse, 7th & Monroe Streets, Court-house Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$230,304.63, obtained by Bank of America, N.A. (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bank of America, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.517.3309. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will

state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Monroe County Bar Assn., Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570-424-7288; monroebar.org. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Christopher A. DeNardo, Kristen D. Little, Regina Hol-loway, Leeane O. Huggins, Sarah K. McCaffery, Leslie J. Rase & Katherine M. Wolf, Attys. for Plaintiff  
**SHAPIRO & DeNARDO, LLC**  
 3600 Horizon Dr., Ste. 150  
 King of Prussia, PA 19406  
 610.278.6800

PR - March 18

**PUBLIC NOTICE  
 IN THE COURT OF  
 COMMON PLEAS OF  
 MONROE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO.: 4332-CV-2015  
 NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE**

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

Robert V. Roberti, Nina M. Roberti  
 Defendants.

**TO: Robert V. Roberti, Nina M. Roberti**  
**PRESENTLY OR FORMERLY** of 20 Church View Drive, Jackson Twp, Pennsylvania 18360. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 20 Church View Drive, Jackson Twp, Pennsylvania, 18360 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default.

The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, N.A. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Esquire, P.O. Box 165028, Columbus, OH 43216. Phone (614) 222-4921.

**IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT.**

**YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

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

**Find a Lawyer Program**

Monroe County  
 913 Main Street  
 Stroudsburg, PA 18360  
 monroebar.org  
 Phone (570) 424-7288

PR - March 18

**PUBLIC NOTICE  
 IN THE MONROE COUNTY  
 COURT OF COMMON PLEAS  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 1188 CV 2016**

**IN THE MATTER OF PETITION FOR CHANGE OF NAME OF QAMAR AHAMAD ANSARI, A MINOR BY AND THROUGH HIS MOTHER AND FATHER**

**NOTICE OF CHANGE OF NAME**

A Petition for Change of Name of Qamar Ahamad Ansari has been filed requesting an Order of Court to change his name to Qamar Anis .

The Court has set the date of March 28, 2016 at 8:45 a.m. in Courtroom 6, Monroe County Courthouse, Stroudsburg, PA as the time and place of the hearing on this Petition where all interested parties may appear and show cause, if any, why the requested name change should not be granted.

Brett J. Riegel, Esquire  
 Anders, Riegel and Masington  
 18 N. Eighth Street  
 Stroudsburg, PA 18360  
 570-424-1117

Attorney for Petitioner

PR - March 18

**PUBLIC NOTICE  
 IN THE MONROE COUNTY  
 COURT OF COMMON PLEAS  
 FORTY-THIRD  
 JUDICIAL DISTRICT  
 COMMONWEALTH OF  
 PENNSYLVANIA  
 NO. 1188 CV 2016**

**IN THE MATTER OF PETITION FOR CHANGE OF NAME OF ALI ANSARI, A MINOR, BY AND THROUGH HIS MOTHER AND FATHER**

**NOTICE OF CHANGE OF NAME**

A Petition for Change of Name of Ali Ahamad Ansari has been filed requesting an Order of Court to change his name to Ali Anis.

The Court has set the date of March 28, 2016 at 8:45 a.m. in Courtroom 6, Monroe County Courthouse, Stroudsburg, PA as the time and place of the hearing on this Petition where all interested parties may appear and show cause, if any, why the requested name change should not be granted.

Brett J. Riegel, Esq.  
 Anders, Riegel and Masington  
 18 N. Eighth Street  
 Stroudsburg, PA 18360  
 570-424-1117

Attorney for Petitioner

PR - March 18

**PUBLIC NOTICE  
 NAME CHANGE**

**NOTICE IS HEREBY GIVEN** that on Feb. 26, 2016 the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of Malia Denise Abdul-Malik to Malia Denise Scott. The Court has fixed the day of March 28, 2016 at 8:45 a.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 18360 as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 18

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Feb. 26, 2016 the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of **Malika Bint-Yusuf Abdul-Malik** to **Malika Denise Scott**. The Court has fixed the day of March 28, 2016 at 8:45 a.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 18360 as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 18

**PUBLIC NOTICE  
NAME CHANGE PETITION**

NOTICE IS HEREBY GIVEN that on February 12, 2016, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas by Kyle and Jennifer Coover, requesting an order to change the name of three-year-old **Isabelle Giana Bledsoe** to **Isabelle Giana Coover**. The Court has fixed the day of April 1, 2016, at 11:15 a.m. in Courtroom No. 4, of the Monroe County Courthouse, Stroudsburg, PA 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - March 18

**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. 8272 CV 2015**

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Plaintiff

vs.

**GALO L. BALSECA a/k/a GALO BALSECA**  
THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

Defendants

**NOTICE**

To **GALO L. BALSECA**  
**a/k/a GALO BALSECA**

You are hereby notified that on November 2, 2015, Plaintiff, JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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. 8272 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5424 CLEARVIEW DRIVE a/k/a 267 CLEARVIEW DRIVE, LONG POND, PA 18334 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

rights important to you.

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

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

**Find a Lawyer Program:  
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Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234  
monroebar.org**

PR - March 18

**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. 8836 CV 2015**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff

vs.

**DANIEL G. FANELLI**  
**GERALIN M. FANELLI**  
Defendants

**NOTICE**

To **DANIEL G. FANELLI** and  
**GERALIN M. FANELLI**

You are hereby notified that on November 19, 2015, Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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. 8836 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3005 CIRCLE DRIVE, a/k/a 136 CIRCLE DRIVE, ALBRIGHTSVILLE, PA 18210 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

**LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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Fax (570) 424-8234  
monroebar.org**

PR - March 18

**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. 6812-CV-15**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC1**

**Plaintiff**

**vs.  
CARMELA RYAN  
Defendant**

**NOTICE**

**To CARMELA RYAN**

You are hereby notified that on September 22, 2015, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC1, 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. 6812-CV-15. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 86 EAST SHORE COURT, a/k/a 352 EASTSHORE DRIVE, EAST STROUDSBURG, PA 18301 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - March 18

**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. 97-CV-2016**

**U.S. BANK NATIONAL ASSOCIATION  
Plaintiff  
vs.  
CHARLES R. CAGLE  
WANDA D. CAGLE  
Defendants**

**NOTICE**

**To WANDA D. CAGLE  
and CHARLES R. CAGLE**

You are hereby notified that on January 6, 2016, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, 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. 97-CV-2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 523 HOLIDAY DRIVE a/k/a 5258 HOLIDAY DRIVE, POCONO SUMMIT, PA 18346 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234  
monroebar.org**

PR - March 18

**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. 8001 CV 2015**

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

JUSTIN L. MARTINI  
a/k/a JUSTIN LEE MARTINI  
VALERIE A. MARTINI  
a/k/a VALERIE ANN MARTINI  
Defendants

**NOTICE**

To JUSTIN L. MARTINI  
a/k/a JUSTIN LEE MARTINI

You are hereby notified that on October 23, 2015, Plaintiff, BANK OF AMERICA, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 8001 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 240 HARVEST HILL DRIVE, a/k/a 9 HARVEST HILL DRIVE, EFFORT, PA 18330 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

PR - March 18

**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. 8837 CV 2015**

WELLS FARGO BANK, N.A.

Plaintiff

vs.  
VALENTYN SHAPOVALOV a/k/a  
V SHAPOVALOV  
Defendant

**NOTICE**

To VALENTYN SHAPOVALOV  
a/k/a V SHAPOVALOV

You are hereby notified that on November 19, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 8837 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5162 LAKESHORE DRIVE, TOBYHANNA, PA 18466-3172 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.

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Find a Lawyer Program:  
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monroebar.org

PR - March 18

**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. 9326-CV-2015**

WELLS FARGO BANK, NA

Plaintiff

vs.

SARAH B. JONES  
Defendant

**NOTICE**

To SARAH B. JONES

You are hereby notified that on December 10, 2015, Plaintiff, WELLS FARGO BANK, NA, 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. 9326-CV-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 104 WHITE PINE TRAIL, EAST STROUDSBURG, PA 18301-7924 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.

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monroebar.org

PR - March 18

**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. 7757-CV-2015**

WELLS FARGO BANK, NA

Plaintiff

vs.

PHILLIP R. SMALL a/k/a PHILLIP SMALL

Defendant

**NOTICE**

To PHILLIP R. SMALL a/k/a PHILLIP SMALL

You are hereby notified that on October 22, 2015, Plaintiff, WELLS FARGO BANK, NA, 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. 7757-CV-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5 FAIRWAY DRIVE EAST, EAST STROUDSBURG, PA 18302 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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Find a Lawyer Program:  
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Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234  
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PR - March 18

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 3223-CV-2015**

DELTA COMMUNITY  
CREDIT UNION  
v.

KRISTINA M. GREENE, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF COLIN DEVLIN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER COLIN DEVLIN, DECEASED

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

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

Being Premises: 5880 HAMILTON SOUTH, A/K/A 5389 HAMILTON SOUTH, SAYLORSBURG, PA 18353

Being in HAMILTON TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 07/93827

TAX PIN: 07-6278-00-30-6865

Improvements consist of residential property.

Sold as the property of KRISTINA M. GREENE, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF COLIN DEVLIN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER COLIN DEVLIN, DECEASED

Your house (real estate) at 5880 HAMILTON SOUTH a/k/a 5389 HAMILTON SOUTH, SAYLORSBURG, PA 18353 is scheduled to be sold at the Sheriff's Sale on 4/28/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$356,839.11 obtained by, DELTA COMMUNITY CREDIT UNION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND  
& JONES, LLP  
Attorney for Plaintiff

PR - March 18

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 683-CV-2015**

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Vs.

EUNICE PARK, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR PARK, DECEASED; JUNG SUK KANG, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED

NOTICE TO: JUNG SUK KANG, in her capacity as Heir of ARTHUR PARK, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR PARK, DECEASED

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

Being Premises: 137 TRUMAN ROAD a/k/a RD 5 BOX 5527, a/k/a RR 5 BOX 5527 TRUMAN ROAD, EAST STROUDSBURG, PA 18301-7953

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 16/7B/2/10 Improvements consist of residential property.

Sold as the property of EUNICE PARK, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR PARK, DECEASED; JUNG SUK KANG, IN HER CAPACITY AS HEIR OF ARTHUR PARK, DECEASED

Your house (real estate) at 137 TRUMAN ROAD A/K/A RD 5 BOX 5527, A/K/A RR 5 BOX 5527 TRUMAN ROAD, EAST STROUDSBURG, PA 18301-7953 is scheduled to be sold at the Sheriff's Sale on 05/26/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$106,428.21 obtained by, FEDERAL NATIONAL MORTGAGE ASSOCIATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - March 18

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 9725-CV-2014**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS5 Vs.

BENJAMIN MONCK, IN HIS CAPACITY AS HEIR OF JOHN ROBERT MONCK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MARTIN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ROBERT MONCK, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ROBERT MONCK, DECEASED, BENJAMIN MONCK, in his capacity as Heir of JOHN ROBERT MONCK, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MARTIN, DECEASED

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

Being Premises: ROUTE 390 LOT 2 a/k/a 2751 ROUTE 390, CANADENSIS, PA 18325

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

TAX CODE: 01/25/1/54

TAX PIN: 01639903017186

Improvements consist of residential property.

Sold as the property of BENJAMIN MONCK, IN HIS CAPACITY AS HEIR OF JOHN ROBERT MONCK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MARTIN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN

ROBERT MONCK, DECEASED

Your house (real estate) at ROUTE 390 LOT 2 a/k/a 2751 ROUTE 390, CANADENSIS, PA 18325 is scheduled to be sold at the Sheriff's Sale on 04/28/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$125,359.14 obtained by, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS5 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - March 18

**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 2319 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 , MARCH 31, 2016

AT 10:00 A.M.

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

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

BEGINNING at a point in Doney Road adjacent to land of Vincent Guardascione and Vera Guardascione, his wife; thence North 40 degrees 5 minutes West 131.25 feet along the same to a point in land of Stanley A. Peters and Mabel A. Peters, his wife; thence North 74 degrees East 31.75 feet to a point in land of George Peters; thence along the land of the said George Peters; thence along the land of the said George Peters and land of Edna Miller North 49 degrees East 111.3 feet to land of Carl J. Majer; thence along the same South 74 degrees West 153.4 feet, more or less, to the place of BEGINNING.

ALSO, ALL THOSE TWO CERTAIN lots or pieces of land situate in the said Tobyhanna Township bounded and described as follows:

**PREMISES A:** BEGINNING at a post on the South west line of a road leading to Pocono Pines; thence along said road South seventy-four degrees East fifty feet to a post; thence by land now or late of Elizabeth Smiley (No. 15) south sixteen degrees West two hundred and fifty-five feet to a post; thence by land now or late of James E. Doney South seventy-four degrees West ninety feet and one-half of a foot to a post; thence again by land now or late of said Elizabeth Smiley (No. 20) North forty-one degrees West eight-six feet and one-half of a foot to a post; thence still again by other land now or late of said Elizabeth Smiley (No. 13) North thirty-eight degrees East two hundred sixty-six feet nine inches to the place of BEGINNING. Designated as No. 14 on a Map of Elizabeth Smiley.

**PREMISES B:** BEGINNING at an iron post on the west side of Sullivan Road; thence along said road South fifty-two degrees East fifty feet to an iron post; thence by Lot No. 14 south thirty-eight degrees West two hundred sixty-six and seventy-five hundredths feet to a stake; thence by Lot No. 20 North forty-one degrees West one hundred two and seventy-five hundredths feet to an iron in a stone corner; thence by Lot No. 12



North forty-nine degrees East two hundred fifty feet to the place of BEGINNING.

BEING Lot No. 13 on plan of lots as laid out by the last Elizabeth Smiley.

BEING the same premises which Curtis M. Herman and Paula K. Herman, husband and wife by deed dated January 13, 2003, and recorded January 14, 2003 in the Office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Deed Book Volume 2142, page 956, granted and conveyed unto Curtis M. Herman.

TAX PARCEL NO.: 19/9/1/39

PIN NO.: 19-6325-04-70-4645

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

**AUSTIN JAMES ASSOCIATES, INC.**

**CURTIS M. HERMAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 470 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 , MARCH 31, 2016  
AT 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 4E 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 Timeshare Free, LLC, by deed dated January 16, 2012 and recorded on January 18, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2396, at Page 8818, granted and conveyed unto Cooper Family Holdings, LLC.  
Being part of parcel No. 16/4/1/48-4E and Pin No.

16732102879732B4E

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 38 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 4E 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 Timeshare Free, LLC, by deed dated January 16, 2012 and recorded on January 18 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2396, at Page 8797, granted and conveyed unto Cooper Family Holdings, LLC.  
Being part of Parcel No. 16/4/1/48-4E and Pin No. 16732102879732B4E

**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 - March 4, 11, 18

**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 6341 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

BEGINNING at a pipe on the northerly side of Pleasant Lane, a corner of Lot 274 and Lot 425 as shown on Plotting No. 16, Buck Hill Falls Company, situate in Barrett Township, Monroe County, Pennsylvania, thence by Lot No. 425 North twenty-four degrees fifty-five minutes East 204.3 feet to a pipe; thence by lands of Buck Hill Falls Company South sixty-five de-

degrees five minutes East 175 feet to a pipe; thence along the westerly side of Crossways Road South forty-nine degrees five minutes West 55.25 feet to a pipe; thence by the same South twenty-four degrees fifty-five minutes West 125 feet to a pipe; thence along the intersection of the westerly side of Crossways Road with the northerly side of Pheasant Lane along a curve to the right having a radius of 25 feet, a deflection angle of ninety degrees, a tangent of 25 feet and an arc length of 39.27 feet to a pipe; thence along the northerly side of Pheasant Lane North sixty-five degrees West 50 feet to a pipe; thence by the same and along a curve to the left having a radius of 984.93 feet, the chord bearing and distance being North seventy-six degrees fifty-three minutes West 76.6 feet to the place of BEGINNING. CONTAINING 31,029 square feet.

BEING Lot 274 as shown on said Plotting No. 16, Buck Hill Falls Company, Barrett Township, Monroe County, Pennsylvania.

UNDER AND SUBJECT to the Buck Hill Falls Company declarations, covenants, and restrictions of record.

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

**LAND TYCOON, INC. AND  
MONROE FUNDING GROUP, LLLP**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

TIMOTHY J. MCMANUS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**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 7707 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 , MARCH 31, 2016**

**AT 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. 46 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-82D 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 Regina A. Mitchell, individually and as Executrix of the Estate of Lena Gadevaia and David T. Mitchell, Sr., by deed dated June 14, 1994 and recorded on July 17, 1995 in Record Book Volume 2014 at page 0472 granted and conveyed unto David T. Mitchell, Sr. and Regina A. Mitchell.

Being part of Parcel No. 16/3/3/3-1-82D and Pin No. 16732102996306B82D

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

**DAVID T. MITCHELL, SR.**

**REGINA A. MITCHELL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 2652 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 , MARCH 31, 2016**

**AT 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) 14 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 ad designated as Unit No. 147, 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., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank**

and Trust Company, Trustee, by deed dated April 2, 1992 and recorded on March 2, 1993 in Record Book Volume 1875 at Page 1356, granted and conveyed unto Eugene Desepoli, Jr. and Therese Desepoli. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

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

**EUGENE DESEPOLI, JR.**

**THERESE DESEPOLI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 6749 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 , MARCH 31, 2016  
AT 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) 6 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. 45, 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., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 16, 2005 and recorded on June 27, 2005 in REcord Book Volume 2230 at Page 3936, granted and conveyed unto Richard Hamersky and Carol M. Hamersky.

Being part of Parcel Number 16/2/1/1-12 and Pin No. 16732102561273

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

**RICHARD HAMERSKY**

**CAROL M. HAMERSKY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 2571 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 , MARCH 31, 2016  
AT 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) 37 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. 93, 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 February 17, 1982 and recorded on April 16, 1985 in Record Book Volume 1442 at Page 994, granted and conveyed unto John E. Zuccaro and Mary Ann Zuccaro. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

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

**JOHN E. ZUCCARO  
MARY ANN ZUCCARO**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 4643 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, MARCH 31, 2016  
AT 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. 12 in that certain piece of parcel of land, together with the mes-**

**sage (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 Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated August 7, 2009 and recorded on October 23, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2361, at Page 5986, granted and conveyed unto Mark Williford and Maria C. Williford.**

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

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

**MARK WILLIFORD  
MARIA C. WILLIFORD**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 - March 4, 11, 18

**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 4660 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, MARCH 31, 2016  
AT 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. 46 in that certain piece of parcel of land, together with the mes-**

**sage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 28A 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 September 7, 1977 and recorded on December 3, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1224, at Page 184, granted and conveyed unto Joseph M. Walsh and Denise J. Walsh.**

Being part of Parcel No. 16/4/1/48-28A and  
Pin No. 16732102887062B28A

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

**JOSEPH M. WALSH AND**

**DENISE J. WALSH**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**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 1055 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 , MARCH 31, 2016  
AT 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) 42 din 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. 147, 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 June 22, 1984 and recorded on October 5, 1984 in Record Book Volume 1403 at Page 265, granted and conveyed unto Anthony Trigiani and Theresa Trigiani. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANTHONY TRIGIANI AND  
THERESA TRIGIANI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 7609 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 , MARCH 31, 2016  
AT 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. 49 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-125 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 9 2001 and recorded on February 20, 2001 in Record Book Volume 2091 at Page 4426 granted and conveyed unto Dionne Tregrea.

Being part of Parcel No. 16/3/3/3-1-125 and Pin No. 16733101095971Bt25  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DIONNE TREGREA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 8378 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 , MARCH 31, 2016  
AT 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) 41 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. 156, 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 September 27, 1985 and recorded on December 5, 1985 in Record Book Volume 1471 at Page 347, granted and conveyed unto Barbara S. Sklar and Morton L. Sklar. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

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

**BARBARA S. SKLAR AND  
MORTON L. SKLAR, 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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

**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 7846 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 , MARCH 31, 2016  
AT 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. 47 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-74D 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 Francis J. Dilascia, by deed dated August 23, 1983 and recorded on April 6, 1984 in Record Book Volume 1348 at Page 34 granted and conveyed unto Bernard J. Schimmel and Norma J. Schimmel.

Being part of Parcel No. 16/3/3/3-1-74D and Pin No. 16732102997295B74D

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

**BERNARD J. SCHIMMEL AND  
NORMA J. SCHIMMEL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 4890 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 , MARCH 31, 2016  
AT 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. 6 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 27B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated January 14, 2004 and recorded on January 21, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2179, at Page 9791, granted and conveyed unto Tara J. Roy, f/k/a Tara J. Turczyn.

Being part of Parcel No. 16/4/1/48-27B and Pin No. 16732102877979B27B

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

**TARA J. ROY F/K/A  
TARA J. TURCZYN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 1061 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 , MARCH 31, 2016  
AT 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) 36 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. 54, 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 Clay T. McPoyle and Regina McPoyle, by deed dated April 17, 2002 and recorded on May 10, 2002 in Record Book Volume 2121 at Page 6475, granted and conveyed unto Joseph F. Nicholas and Nancy A. Nicholas.

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

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

**JOSEPH F. NICHOLAS  
NANCY A. NICHOLAS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 4942 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 , MARCH 31, 2016  
AT 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. 31 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 44A 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 April 25, 1975 and recorded on June 27, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1041, at Page 53, granted and conveyed unto William J. Monachello and Catherine S. Monachello.

Being part of parcel No. 16/4/1/48-44A and Pin No. 16732102886222B44A

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

**WILLIAM J. MONACHELLO  
CATHERINE S. MONACHELLO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 4972 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 , MARCH 31, 2016  
AT 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. 29 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 21F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, by deed dated January 21, 2000 and recorded on June 12, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2079, at Page 9159, granted ad conveyed unto Ciro Mestres and Mary Mestres.

Being part of Parcel No. 16/4/1/48-21F and Pin No. 16732102889180B21F

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

**CIRO MESTRES AND  
MARY MESTRES**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18



**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 4765 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 , MARCH 31, 2016  
AT 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. 32 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 41F 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 November 26, 1979 and recorded on January 14, 1980 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1000, at Page 108, granted and conveyed unto George E. Mahoney and Virginia a. Mahoney.

Being part of Parcel No. 16/4/1/48-41F and Pin No. 16732102886110B41F

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

**GEORGE E. MAHONEY  
VIRGINIA A. MAHONEY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 7608 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 , MARCH 31, 2016  
AT 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. 51 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-119 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 10, 2005 and recorded on May 17, 2005 in Record Book Volume 2225 at Page 7728 granted and conveyed unto Walter Hand.

Being part of Parcel No. 16/3/3/3-1-119 and Pin No. 16733101094813B119

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

**WALTER HAND**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 7558 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 , MARCH 31, 2016  
AT 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 two fifty-second (2/52) co-tenancy interests being designated as Use Period os. 49 and 50 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 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 Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated August 3, 2000 and recorded on August 22, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2083, at Page 1528, granted and conveyed unto Lloyd Edghill and Marion Edghill.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LLOYD T. EDGHILL AND  
MARION EDGHILL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18**

**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 4644 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 , MARCH 31, 2016  
AT 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. 43 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 11B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Fairway House Property Owners Association, by deed dated August 30, 2000 and recorded on September 12, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2084, at Page 0857, granted and conveyed unto Thomas Wilder.**

**Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18**

**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 4647 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 , MARCH 31, 2016**

**AT 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 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 3A 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 A. Williams, by deed dated November 29, 2008 and recorded on January 15, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2347, at Page 5178, granted and conveyed unto Vacation Network, LLC.**

**Being part of Parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A**

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

**VACATION 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 - March 4, 11, 18**

**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 9725 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 , MARCH 31, 2016**

**AT 10:00 A.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. 19 of Unit No. RT-102, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984,**

**and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at page 20.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee, to Security Bank and Trust Company, Trustee, granted and conveyed by deed dated May 6, 2005 and recorded on May 13, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2225 at page 3834 unto Leroy K. Saxon and Stacey Wallace. Being part of Parcel No. 16/88103/U102 and Pin No. 16732101385933U102**

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

**LEROY K. SAXON**

**STACEY 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**

**JEFFREY A. DURNEY, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - March 4, 11, 18**

**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 4998 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 , MARCH 31, 2016**

**AT 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. 43 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 23A 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 Wylma M. Parker, by deed dated April 25, 2006 and recorded on May 10, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2267, at Page 1701, granted and conveyed unto Joshua J. Pentz.**

**Being part of Parcel No. 16/4/1/48-23A and Pin No.**

16732102889035B23A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JOSHUA J. PENTZ****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 4994 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, MARCH 31, 2016

AT 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. 12 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 16B 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 Alan Renberger and Robert A. Long, by deed recorded on March 6, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2116, at Page 8787, granted and conveyed unto James McBurney.

Being part of Parcel No. 16/4/1/48-16B and Pin No. 16732102878931B16B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JAMES MCBURNEY****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

**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 2670 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, MARCH 31, 2016

AT 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) 42 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. 111, 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 Susan Pegalis, by deed dated and recorded on March 31, 2011 in Record Book Volume 2384 at Page 9596, granted and conveyed unto Leo Group Enterprises, LLC.

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

Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****LEO GROUP ENTERPRISES, 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 - March 4, 11, 18

**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 5255 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 , MARCH 31, 2016  
 AT 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. 2 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, Commonwealth of Pennsylvania, shown and designated as Unit No. FV 38B 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 SAM premises which Richard Fucci, by deed dated September 26, 20090 and recorded on October 5, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2360, at Page 7723, granted and conveyed unto DSP Consulting Services, LLC.**

**Being part of Parcel No. 16/4/1/48-38B and Pin No. 16732102876945B38B**

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

**DSP CONSULTING SERVICES, 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4227 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN messuage and three contiguous lots or pieces of land situate on the south side of West main Street, in the Borough of Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**PARCEL ONE:**

**BEGINNING** at a stone on the south side of West Main Street, a corner also of lands now or late of Frederick Stackhouse (sometimes known as Alfred M. Stackhouse); thence along said South side of West Main Street, east fifty-five feet to a stake, a corner also of lands late of Emma Westbrook, now Tract No. 2, hereinafter described; thence along the line of said Tract No. 2, hereinafter described, South one hundred thirteen feet to a small post in fence; thence South eighty-six degrees West, fourteen and three-tenths feet to line of lands now or late of Simpson Fetherman; thence along said lands nor or late of Simpson Fetherman, and lands now or late of said Frederick Stackhouse, North twenty-seven and one-half degrees West, seventy-two feet to a stake; thence still along lands now or late of said Frederick Stackhouse, North eight and one-half degrees West, fifty-one and two-tenths feet to the place of BEGINNING.

**PARCEL TWO:**

**BEGINNING** at a stake on the south side of said West Main Street, a corner of Tract No. 1 above described; thence along the South side of said West Main Street, East ten feet to a stake, corner of lands now or late of said Emma Westbrook, of which this lot was formerly a part; thence along the line of land now or late of said Emma Westbrook, South one hundred twenty-three feet, more or less, to a stake; thence still by lands now or late of said Emma Westbrook, South eighty-six degrees West, nineteen feet, more or less, to a stake, a corner of land now or late of Alfred M. Stackhouse; thence along land now or late of said Alfred M. Stackhouse, North twenty-seven and one-half degrees West, twelve feet, more or less, to a stake in line of Tract No. 1, above described; thence by said Tract No. 1 above described, North eighty-six degrees East, fourteen and three-tenths feet, more or less, to a stake; thence by the same North one hundred thirteen feet, more or less, to the place of BEGINNING.

**PARCEL THREE:**

**BEGINNING** at a corner on the south side of West Main Street, a corner of Lot No. 2, in the division of lands late of Emma Westbrook, by Harry K. McNeal; thence along the south side of West Main Street, North eighty-eight degrees thirty minutes West, fifty-nine feet to a corner of lands now or late of Frank Stackhouse; thence along lands now or late of said Frank Stackhouse, South one degree ten minutes West, one hundred twenty-three feet to a fence post; thence still by said Frank Stackhouse's land South eighty-seven degrees West, nineteen feet to a corner; thence by land of Arthur M. Stackhouse, late Simpson Fetherman Estate, South twenty-seven degrees East, two hundred one feet to an iron pin in the north line of an alley twelve feet wide; thence by said alley, North

eighty degrees fifteen minutes East, thirty feet to a point of curve; thence on a curve to the left having a radius of eight and one-half feet, a distance of sixteen feet to a stake, corner of Lot No. 2; thence by said Lot No. 2, North nineteen degrees fifty minutes West, one hundred forty-eight and six-tenths feet to a stake; thence still by Lot No. 2, North one degree thirty minutes East, one hundred forty-six and three-tenths feet (passing through the center of a maple tree at 118.3 feet) to the place of BEGINNING.

TOGETHER WITH the free and uninterrupted use, liberty and privilege of and passage across and over the twelve-foot alley in the rear of described Tract No. 3, for the free and uninterrupted ingress, egress and regress to said Lot No. 3, in common with other lot owners having rights thereon, together with any right and privileges to use in the alley connecting the above mentioned alley and Fetherman Street, which said Henry B. Shay and Emma W. Shay may have obtained by agreement with M.M. Fetherman, dated September 8, 1924; also, all rights and privileges, if any, to use the ten-foot alley east of Lot No. 1, which the said parties of the first part, or their predecessors in title may have obtained by prescription or otherwise.

BEING the same premises conveyed to Susanne R. Kern and Jane Regan by Deed of Susanne R. Kern, dated March 7, 2003, and recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2147, at Page 3650.

The Assessment Number for the above-described parcel is 18-4/1/7/19. The PIN/Control Number for the above-described parcel is 18/7300/09/27/3435.

PREMISES improved with a single family frame dwelling more commonly know s 1125 West Main Street, Stroudsburg Borough, Monroe County, Pennsylvania.

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

TOGETHER with all building and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of Fairway Consumer Discount Company against Susanne R. Kern, Jane Regan, and The United States of America, and will be sold by: Todd A. Martin, Sheriff of Monroe County

CHARITON, SCHWAGER & MALAK, Attorneys  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SUSANNE R. KERN  
JANE REGAN  
AND THE 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  
DAVID E. SCHWAGER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1822 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, MARCH 31, 2016

AT 10:00 A.M.

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

ALL THOSE FOUR certain pieces, parcels or tract of land situate at Pocono Summit, in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1 Beginning at a point, distant eighty (80) feet easterly from the measured at right angles to the center line between main tracks of the Railroad Company at survey station 5978+26; thence (1) at right angles to said centerline, North eighty-one degrees fourteen minutes East a distance of one hundred twenty-seven and nine-tenths feet, more or less, to a corner of lands now or formerly of L.K. Alpaugh; thence (2) North eight degrees forty-six minutes West a distance of fifty feet to a point; thence (3) South eighty-one degrees fourteen minutes West a distance of one hundred twenty-seven and nine-tenths feet, more or less, to a point; distant eighty feet easterly from and measured at right angles to said center line at survey station 5978+76; thence (4) parallel with said center line and distant eighty feet easterly therefrom, South eighty degrees forty-six minutes East a distance of fifty feet to the point of beginning. Containing six thousand three hundred ninety-five feet of land, more or less.

No. 2 Beginning at a point, distant eight feet in the course North eighty-nine degrees fifteen minute East from the center line of the Delaware, Lackawanna & Western Railroad Company Tracks, being the south-westerly corner to other lands of the Grantee herein; thence along DeMotts' South line, North eighty-nine degrees fifteen minutes East one hundred twenty-seven and nine tenths feet to a point, corner of lands now or late of L.K. Alpaugh; thence along Alpaugh's line, South one degree thirty minutes East fifty feet to a point; thence South eighty-nine degrees fifteen minutes West one hundred twenty-seven and nine-tenths feet to a point on the easterly line of thirty feet wide strip of land laid out on said plan as a street; thence along said line, North one degree thirty minutes West fifty feet to the beginning.

No. 3 Beginning at a point, distant eight feet in the course North eighty-nine degrees fifteen minutes East from the center line of the Delaware, Lackawanna & Western Railroad Company Tracks, being the north-westerly corner to other lands of the Grantee herein thence along DeMotts' South line, North eighty-nine degrees fifteen minutes East one hundred twenty-seven and nine-tenths feet to a point; thence North one degree thirty minutes West one hundred feet to a point; thence South eighty-nine degrees fifteen minutes West one hundred twenty-seven and nine-tenths feet to a point on the easterly line of the pro-

posed extension of a thirty foot wide street laid out on aid plan; thence along said line, South one degree thirty minutes East one hundred feet to the beginning. Containing twelve thousand seven hundred ninety square feet of land, more or less.

No. 4 Beginning at a point in the middle line of Pocomo Lake State Road and distant eighty feet westwardly from and at right angles to the middle line of the right of way of the Delaware, Lackawanna and Western Railroad; thence parallel with the middle line of said railroad, along the easterly line of a thirty foot wide strip of land laid out on said plan as a street, North one degree thirty minutes West, two hundred twenty-nine and five-tenths feet, more or less, to a point, the southwesterly corner of other lands of the Grantees herein; thence along DeMott's South line North eighty-nine degrees fifteen minutes East one hundred twenty-nine and seven-tenths feet to the line of lands of L.K. Alpaugh; thence along Alpaugh's line, South one degree thirty minutes East, one hundred fifty-four feet, more or less, to the middle line of Pocomo Lake State Road; thence southwesterly along said middle line, one hundred forty-four and five-tenths feet, more or less, to the point and place of beginning.

BEING the same premises which Richard S. Elias and Catherine A. Elias, husband and wife, by Deed dated August 30, 2005, and recorded September 8, 2005, in the Monroe County Recorder of Deeds in Book 2239, Page 2573, as Instrument No. 200540673, granted and conveyed unto Olive M. Hackett, a single woman, in fee.

Tax ID 03/5/2/99

PIN 03635503140660

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

**OLIVE M. HACKETT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7070 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 , MARCH 31, 2016**

**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 property situated in the Township of Polk, in the County of Monroe, Commonwealth of Pennsylvania, and being described as follows: 13/6/1/70-16. Being more fully described in deed dated January 11, 2002 and recorded January 24, 2002, among the land records of the County and State set forth above, in Deed Volume 2113 and Page 5418.

**TRACT 1**

All that certain tract of ground situated in the Township of Polk, Monroe County, Pennsylvania, described as Lot 42 in a plan of lots known as "Brookwood on the Pohopoco" as surveyed in 1959, bounded and described as follows:

Beginning at the wooden stake in lone of land now or lately of Arlington Smale and further located North forty-five degrees East (N 45 degrees E) twenty-two (22 feet) feet from an iron pin on the southwesterly side of Township road (R422) leading from the Lehigh to Stroudsburg Highway (209) to Kunkletown; thence turning and running along land now or lately of Arlington Smale, North forty-five degrees East (N 45 degrees E) ninety feet ten inches (90 feet 10 inches) to a wooden stake in line of land of same and at a corner common with Lot 43, of the aforementioned 'Brookwood' plan, thence turning and running along land of Lot 43, South thirty-three degrees thirty minutes West (S 30 degrees 30 minutes W) one hundred and two feet ten inches (102 feet 10 inches) to a wooden stake along the North side of Oak St. and at a corner common with Lot 43; thence turning and running along the North side of Oak St. South fifty-six degrees twenty-eight minutes West (S 58 degrees 28 minutes W) seventy-four feet eight inches (74 feet 8 inches) to a wooden stake on the North side of Oak St., and along the northeast side of the aforementioned Township Road T422; thence turning and running along said road the following two (2) courses and distances; (1) North thirty-three degrees thirty-two minutes West (N 33 degrees 32 seconds W) twenty-eight feet (28 feet), and (2) North forty-seven degrees thirty-two minutes West (N 47 degrees 32 minutes W) sixty feet (60 feet) to the place old beginning. Containing approximately seven thousand seven hundred square feet (7,700 sq. ft).

**TRACT 2**

All that certain tract of ground situated in the Township of Polk, Monroe County, Pennsylvania, described as Lot 43 in a plan of lots known as 'Brookwood on the Pohopoco' as surveyed in 1959, bounded and described as follows:

Beginning at a wooden stake in line of land now or lately of Arlington Smale and at a common corner with Lot 42 of the aforementioned 'Brookwood' plans through plans thence running along land now or lately of Arlington Smale, North forty-five degrees East (N 45 degrees E) sixty-six feet ten inches (66 feet 10 inches) to a wooden stake in line of land now or lately of Arlington Smale and at a common corner with Lot 44, South thirty-three degrees thirty minutes East (S 33 degrees 30 minutes E) one hundred fifteen feet eight inches (115 feet 8 inches) to a wooden stake along the North side of Oak Street, South fifty-six degrees twenty-eight minutes West (S 56 degrees 28 minutes W) sixty-five (65 feet) to a wooden stake on the North side of Oak Street and at a common corner with Lot 42; thence turning and running along land of Lot 42, North thirty-three degrees thirty minutes West (N 33 degrees 30 minutes W) one hundred two feet ten inches (102 feet 10 inches) to place of beginning. Containing approximately seven thousand one hundred fifty square feet (7,150 sq. ft.)

**TITLE TO SAID PREMISES IS VESTED IN** Tara Coman, individually, by Deed from Charles Coman, Jr. and Tara Coman, h/w, as joint tenants with the right of survivorship and not as tenants in common, dated 01/15/2014, recorded 01/16/2014 in Book 2433, Page 946.

TAX CODE: 13/6/1/70-16

TAX PIN: 13622703133528

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****TARA COMAN****CHARLES COMAN, JR****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9127 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, MARCH 31, 2016

AT 10:00 A.M.

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

**ALL THAT CERTAIN** real property situated in the County of Monroe, State of Pennsylvania, described as follows:

**PARCEL 1:**

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

Beginning at a point in the centerline of Robin Hood Drive (thirty-three feet in width), said point being distant 300 feet on a course of north 78 degrees 56 minutes east from the point of intersection of the centerline of Robin Hood Drive with the easterly line of Bucks Lane (twenty feet in width); thence running from said point along the easterly side of Lot No. R-30 north 11 degrees 04 minutes west 100 feet to a point; thence along the southerly side of Lot No. H-15 north 78 degrees 56 minutes east 100 feet to a point; thence along the westerly side of Lot No. R-34 south 11 degrees 04 minutes east 160 feet to a point in the centerline of Robin Hood Drive; thence along said centerline south 78 degrees 55 minutes west 100 feet to the place of beginning.

Being Lot No. R-32 as shown on a map of Robin Hood Lake, revised second and third plotting dated February 23, 1961 prepared by W.D. Kitson, Registered Surveyor.

Excepting and reserving that portion of the above described lot that is within the limits of said Robin Hood Drive, under and subject to conditions, reservations

and restrictions more particularly and at large set forth in Monroe County Record Book 360 Page 17.

This conveyance is approved in accordance with paragraph (15) of the restrictions as recorded in Monroe County Record Book 360 Page 17.

**PARCEL 2:**

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

Beginning at a point in the centerline of Robin Hood Drive (thirty-three feet in width), said point being distant four hundred (400) feet on a course of north seventy-eight (78) degrees fifty-six (56) minutes east from the point of intersection of the said centerline of Robin Hood Drive with the easterly line of Bucks Lane (twenty feet in width), thence running from said beginning point along the easterly line of Lot No. R-32 north eleven (11) degrees four (4) west on hundred sixty (160) feet to a point in the southwest corner of Lot No. H-16, thence along the southerly line of Lot No. H-16 north seventy eighty (78) degrees fifty-six (56) minutes east one hundred (100) feet to a point in the northwest corner of Lot No. R-36; thence along the westerly line of Lot No. R-36 south eleven (11) degrees four (4) minute east one hundred sixty (160) feet to a point in the centerline of said Robin Hood Drive; thence along the said centerline of Robin Hood Drive south seventy-eight (78) degrees fifty-six (56) minutes west one hundred (100) feet to the place of beginning-being Lot No. R-34 as shown on map entitled Robin Hood Lake, revised second and third plotting dated February 23, 1961, revised August 1965, and December 1971, prepared by W.D. Kitson, Registered Surveyor.

Under and subject to conditions reservations and restrictions more particularly and at large set forth in Monroe County Record Book 388 Page 361000.

Under and subject to certain conditions, reservations, and restrictions recorded of record that shall run with the land.

Title to said Premises vested in James L. Meckes and Sundra Meckes, his wife by Deed from Pasquale D. Cara and Carol S. Cara, his wife dated 06/30/2004 and recorded 08/20/2004 in the Monroe County Recorder of Deeds in Book 2199, page 8675.

Being known as 8636 Robin Hood Drive, Kunkletown, PA 18058

Tax Parcel Number: 13/10A/1/24 &amp; 13/10A/1/58

Tax Pin Number: 13631018401207 &amp; 13631018401391

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JAMES L. MECKES****SANDRA MECKES****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 591 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THOSE TWO certain lots, tract, pieces or parcels of land, situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1: Beginning at a point in the center line of Township Road No. 523, a common corner of Lot 1 and Lot 2 as shown on a plan titled 'Subdivision of Lands of Arthur J. Heinig, Middle Smithfield Township, Monroe County, Pa.' dated July 19, 1976, prepared by Edward C. Hess Associates, Inc., and recorded September 3, 1976 in Plot Book 30, page 29; Thence in and along the centerline of Township Road No. 523 South 56 degrees 58 minutes 21 seconds West 38.00 feet to a point; thence by the same South 57 degrees 57 minutes 39 seconds West 38.72 feet to a point; thence by the same South 55 degrees 50 minutes 32 seconds West 29.24 feet to a point; thence in and along the centerline of Pennsylvania Legislative Route No. 45014 south 83 degrees 52 minutes 10 seconds West 65.85 feet to a point; thence by the same South 72 degrees 23 minutes 05 seconds West 91.22 feet to a point; thence by the same South 70 degrees 53 minutes 11 seconds West 52.45 feet to a point; thence by lands of donald R. Alien North 29 degrees 01 minute 20 seconds West (at 25.38 feet passing a set pipe) 555.65 feet to a found pipe; thence by lands of Sellersville Hunting Club North 58 degrees 49 minutes 14 seconds East 272.96 feet to a found pipe; thence by Lot 2 South 32 degrees 05 minutes 14 seconds East (at 586.83 feet passing a set pipe) 611.83 feet to the place of Beginning. Containing 3.971 acres, more or less. Being Lot 1 on the aforementioned plan. Under and subject to a grant of Right-of-Way from Arthur Heinig to Metropolitan Edison Company dated 26 March 1974 and recorded 25 april 1974 in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Deed Book 549, page 170, granting the right to construct, maintain, operate and from time to time relocate, an electric line, upon, over across and under the land along highway designated as middle Smithfield Township Road No. 552.

No. 2: Beginning at a point in the centerline of Township Road No. 523, a common corner of Lot 1 and Lot 2 as shown on a plan titled, 'Subdivision of Lands of Arthur J. Heinig, Middle Smithfield Township, Monroe County, Pa.' dated July 19, 1976, prepared by Edward C. Hess Associates, Inc., and recorded September 3, 1976 in Plot Book 30, page 29; Thence by Lot 1 North thirty-two degrees five minutes fourteen seconds West (at 25.00 feet passing a set pipe) six hundred eleven and eighty-three one-hundredths feet to a found pipe; thence by lands of Sellersville Hunting Club North fifty-nine degrees seventeen minutes forty-five seconds East two hundred five feet to a set pipe; thence by Lot 3 South thirty-one degrees fifty-five minutes thirty-four seconds East (at 580.54 passing a set pipe) six hundred five and fifty-four one-hundredths feet to a point in the centerline of Township Road No. 523; thence in and along the centerline

of Township Road 523 South fifty-eight degrees one minutes twenty-six seconds West one hundred three and forty-seven one-hundredths feet to a point; thence by the same South fifty-six degrees fifty-eight minutes twenty-one seconds West ninety-nine and seventy-nine one-hundredths feet to the place of Beginning. Containing 2.849 acres, more or less.

**TITLE TO SAID PREMISES VESTED IN Michael D. Saltal and Jennifer Saltal, h/w, by Deed from Michael D. Saltal, Individual, dated 04/25/2005, recorded 07/05/2005 in Book 2231, page 2998.**

**TAX CODE: 09/10/1/82, 9/10/1/82-5**

**TAX PIN: 09-7334-00-20-7505, 09-7334-00-20-8782**

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**JENNIFER SALTAL**

**MICHAEL D. SALTAL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2546 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 , MARCH 31, 2016**

**AT 10:00 A.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 of land situate in the Township of Tobyhanna , County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows to wit:

**BEGINNING** at an iron pin on the easterly right-of-way line of Omaha Trail (40' wide); said point being the southwesterly most corner of Lot 10, Block A-32 Section 7 of Arrowhead Lake, Thence; South 68 degrees 00 minutes 00 seconds East, along said Lot 10, a distance of 161.09 feet to an iron pin, said iron pin being the in the line of Lot 35, Block A-32, Section 7 of Arrowhead Lake, Thence; South 35 degrees 41 minutes 24 seconds East, along said Lot 35, a distance of 67.36 feet to an iron pin, said iron pin being the northwesterly most corner of Lot 34 of said Block A-32, Section 7 of Arrowhead lake, Thence; south 01 degrees 11 minutes 51 seconds East, along said Lot 34, a distance of 79.69 to an iron pin, said iron pin being the northwesterly most corner of Lot 33 of said Block

A-32, Section 7 of Arrowhead Lake, Thence; South 08 degrees 53 minutes 24 seconds East, along said Lot 33 and along Lot 32 of said Block A-32, Section 7 of Arrowhead Lake, a distance of 159.56 feet to an iron pin, said iron pin being the northwesterly most corner of Lot 31 of said Block A-32, Section 7 of Arrowhead Lake South 16 degrees 31 minutes 12 seconds West, along said Lot 31, a distance of 90.86 to an iron pin, said iron pin being in the line of Lot 21 of said Block A-32, Section 7 of Arrowhead Lake, Thence; North 68 degrees 00 minutes 00 seconds West, along said Lot 21 and along Lots 19 and 20 of said Block A-32, Section 7 of Arrowhead Lake, passing iron pins at 28.72 and 110.38, a distance of 210.00 feet to an iron pin, said iron pin being in the line of Lot 17, Block A-32, Section 7 of Arrowhead Lake, Thence; North 22 degrees 00 minutes 00 seconds East, along said Lot 21 and along Lots 19 and 20 of said Block A-32, Section 7 of Arrowhead Lake, a distance of 125.70 feet to an iron pin, said point being in the southerly right-of-way line of Omaha Court (40' wide), Thence; On a curve to the right having a radius of 20.00', along said southerly right-of-way line of Omaha Court, an arc length of 5.89 to a point of reverse curvature, Thence; On a curve to the left having a radius of 50.00 feet, along said right-of-way line of Omaha Court, an arc length of 253.33 feet to a point of reverse curvature, Thence; On a curve to the right having a radius of 20.00', along said right-of-way line of Omaha Court, an arc length of 19.25 to a point of tangency, Thence; North 68 degrees 00 minutes 00 seconds West, along said right-of-way line of Omaha Court, a distance of 117.61 feet to an iron pin, said iron pin being at the intersection of the northerly right-of-way line of Omaha Court and the easterly right-of-way of said Omaha Trail, Thence; North 22 degrees 00 minutes 00 seconds East, along said easterly right-of-way of said Omaha Trail, a distance of 166.62 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1.47 acres, more or less.

Being: All of lots 11-15 as shown on a plan entitled "Lot Annexation Plan, Lots 14 & 15, Block A-32, Section 7", prepared by Briand D. Courtright, P.L.S. dated 5/10/10

Also being: Those parcels as described in deed book 2044, page 5408, deed book 2117, page 1779, deed book 2057, page 5731 and deed book 2057, page 5733.

**TITLE TO SAID PREMISES IS VESTED IN Mark R. Harrison, Sr. and Cheryl A. Harrison, his wife, by Deed from Mark R. Harrison, Sr. and Cheryl A. Harrison, his wife, dated 08/02/2010, recorded 08/06/2010 in Book 2374, page 2021.**

TAX CODE: 19/17D/2/81

TAX PIN: 19630610259102

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

**CHERYL A. HARRISON**

**MARK R. HARRISON, 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  
PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1087 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 , MARCH 31, 2016**

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

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

Beginning at a point in the division line between the Hannah Rees and John Shee warrantee tracts of land, said point being North forty-one degrees thirty-nine minutes eighteen seconds West, six hundred thirty-three and four tenths feet from a pile of stone, a common corner of the Hannah Rees, Richard Shaw and John Shee warrantee tracts of land; thence (1) along the said division line between the Hannah Rees and John Shee warrantee tracts, North forty-one degrees thirty-nine minutes eighteen seconds West, a distance of one hundred sixty-nine feet to a point; thence (2) along land now or lately of Charles w. Shiner, North forty-eight degrees three minutes thirty-two seconds East, a distance of two hundred fifty-seven and four tenths feet to a point in the westerly line of a concrete highway known as State Highway Route No. 115, said point being distant thirty feet westerly from the centerline of said highway, measured at right angles therefrom; thence (3) along the said westerly line of said highway Route No. 115, parallel with and distant thirty feet from the centerline thereof, South forty-one degrees fifty-six minutes twenty-eight seconds East a distance of one hundred sixty-nine feet to a point; thence (4) through land of the party of the first part herein, South forty-eight degrees three minutes thirty-two seconds West, a distance of two hundred fifty-eight and three-tenths feet to the point the place of beginning. Containing one (1) acre of land and outlined on print of Monroe Water Supply Company Map 593, dated October 13, 1949, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Plot Book Volume 7, Page 22. Under and subject to restrictions, conditions and covenants as appear in the chain of title. Property Parcel Number 20/7/1/8 Being Known As: HC 1 Rte 115 Box 1472 n/k/a 311 Cory Lane, (Tunkhannock Township), Blakeslee, PA 18610.

TAX CODE: 20/7/1/8

PIN NO.: 20631200851310

**TITLE TO SAID PREMISES IS VESTED IN David J. Cornine, Sr. and Virginia L. Cornine, husband and wife, as tenants by the entirety by deed from Leslie K. Deubler and Judith A. Deubler, husband and wife, as tenants by the entirety dated 08/22/1989 recorded 08/25/1989 in Deed Book 1697 Page 965.**

Having been erected thereon a single family dwelling.

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS**

**CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID CORNINE A/K/A DAVID J. CORNINE A/K/A DAVID J. CORNINE, SR. DAVID J. CORNINE, JR., KNOWN HEIR OF DAVID CORNINE A/K/A DAVID J. CORNINE A/K/A DAVID J. CORNINE, SR. KEVIN MICHAEL CORNINE, KNOWN HEIR OF DAVID CORNINE A/K/A DAVID J. CORNINE A/K/A DAVID J. CORNINE, SR. LISA MARIE WEIDNER, KNOWN HEIR OF DAVID CORNINE A/K/A DAVID J. CORNINE A/K/A DAVID J. CORNINE, SR. JOANNE SMITH, KNOWN HEIR OF DAVID CORNINE A/K/A DAVID J. CORNINE A/K/A DAVID J. CORNINE, SR. VIRGINIA CORNINE A/K/A VIRGINIA L. CORNINE**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6500 CIVIL 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, MARCH 31, 2016  
 AT 10:00 A.M.**

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

**BEGINNING** at an iron pin on the northerly side of Gap View Drive, a corner common to lands of Edward T. DeLong and being a corner common to Lots 50 and 49 as shown on a plan titled, "Summit Lakes, Tobyhanna Twp., Monroe Co., Pa.", dated October 20, 1952, as prepared by Franklin S. Swartz Jr.,

1. Thence along the northerly side of Gap View Drive, said street having a width of 50 feet, South eighty-eight degrees thirty minute ten seconds West (S 88 degrees 30 minutes and 10 seconds W) seventy-four and seventy-five one-hundredths feet (74.75 feet) to an iron pin,

2. Thence along the same, South seventy-six degrees zero minutes forty-nine seconds West (S 76 degrees 00 minutes 49 seconds W) fifty-nine and eighty-two

one-hundredths feet (59.82 feet) to an iron pin;  
 3. Thence along Lot No. 47 as shown on the above mentioned plan, now or formerly other lands of Vivian Barr, North one degree twenty-nine minutes eleven seconds West (N 1 degree 29 minutes 11 seconds W) one hundred fifty and zero one-hundredths feet (150.00 feet) to an iron pin;

4. Thence along Lot No. 9503 of Section AllI of Emerald Lakes, as recorded in Plot Book Volume 13, Page 75 in the recorder's Office, North seventy-six degrees zero minutes forty-nine seconds East (N 76 degrees 00 minutes 49 seconds E) sixty and sixteen one-hundredths feet (60.16 feet) to an iron pin;

5. Thence along the same, North one degree twenty-nine minutes eleven seconds West (N 1 degree 29 minutes 11 seconds W) one hundred thirty-six and thirty-four one-hundredths feet (136.34 feet) to an iron pin on the southerly side of Penna. L.R. 45040;

6. Thence along the southerly side of said Penna. L.R. 45040, along a curve to the left having a radius of 897.97 feet, an arc length of fifty-one and forty-three one-hundredths feet (51.43 feet) (the chord being N 72 degrees 38 minutes 27 seconds E), to an iron pipe to a point of tangency;

7. Thence along the same, said street having a width of 33 feet, North seventy-one degrees zero minutes, zero seconds East (N 71 degrees 00 minutes 00 seconds E) twenty six and ten one-hundredths feet (26.10 feet) to an iron pipe;

8. Thence leaving said street and along Lot No. 9504 of Section AllI of Emerald Lakes and lands of Edward T. DeLong, South one degree twenty-nine minutes fifty seconds East (S 1 degree 29 minutes 50 seconds E) (passing an iron pin at 158.32 feet) to the place of beginning.

Containing 0.709 acres.  
 Being Lot Nos. 48, 49 and 70 of the plan mentioned above.

**BEING THE SAME PREMISES** which Vernon L. Henderson, by deed dated 3/27/1006 and recorded 3/30/2006 in Book 2262 Page 4584 conveyed to Con- or McPartlin and Joanne McPartlin.

Pin #: 19634403037821  
 Tax Code #: 19/3/1/21

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

**CONOR MCPARTLIN  
 JOANNE MCPARTLIN  
 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  
**VICTORIA W. CHEN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2207 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THOSE TWO CERTAIN** lots or pieces of land, with the buildings and improvements thereon erected, situate in the **Township of Barrett** County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1:  
BEGINNING at a post in the Public Road leading from Mountainhome to Cresco, a corner of other lands of said Archibald A. Snow, thence along said Public Road South twenty-one (21) degrees twenty (20) minutes West one hundred (100) feet to a post; thence by land now or formerly of C. Wesley King and Katie E. King, North fifty-five (55) degrees West two hundred (200) feet to a post; thence North twenty-one (21) degrees twenty (20) minutes East one hundred (100) feet to a post; thence South fifty-five (55) degrees East two hundred feet to the place of BEGINNING.

BEING Lot No. 4 on a map or Plan of Plan of Lots of Archibald A. Snow surveyed April 1920 by J.L. Westbrook, C.E.

EXCEPTING AND RESERVING thereout and therefrom that certain triangular piece of land more fully described in Deed of Archie B. Shaller and Jennie K. Shaller, his wife, dated October 14, 1946 and recorded in the Recorder of Deeds Office, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 158, Page 125, to Constance A. Casolin.

UNDER AND SUBJECT to a certain driveway and dividing line agreement between Martin W. Baumgartner and Bernice Baumgartner, his wife, and Archie B. Shaller and Jennie M. Shaller, his wife, dated May 12, 1950, and recorded in Deed Book Volume 177, Page 314.

No. 2:  
BEGINNING at an iron pin in line of land now or formerly of Charles Kingsley, a corner also of land now or formerly of Archie B. Shaller and Jennie M. Shaller; thence by land now or formerly of Archie B. Shaller and Jennie M. Shaller, South twenty-two (22) degrees West one hundred (100) feet to an iron pin in line of land now or formerly of C. Wesley King and Katie E. King; thence by land now or formerly of C. Wesley King and Katie E. King, North fifty-four and one-half (54-1/2) degrees West eighty-nine (89) feet to an iron pin; thence by land now or formerly of Archibald A. Snow, of which this lot was formerly a part, North twenty-seven and one-half (27-1/2) degrees East ninety-seven and one-half (97-1/2) feet to an iron pin, a corner also of land now or formerly of Charles Kingsley; thence by land now or formerly of Charles Kingsley, South fifty-four and one-half (54-1/2) degrees East seventy-nine and one-half (79-1/2) feet to the place of BEGINNING.

BEING THE SAME PREMISES which George Esposito and Christine Esposito, his wife, by Deed dated 8/23/2007 and recorded 8/28/2007 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2314, Page 7527, granted and conveyed unto John A. Cello, an unmarried man, and Dawn Kingsley an unmarried woman.

Tax ID #: 01/14/1/33  
PIN #: 01638701261205  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOHN A. CELLO  
DAWN KINSLEY**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1591 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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, tract of land lying and being situate in **Middle Smithfield** , Monroe County, Commonwealth of Pennsylvania, bounded and described as follows:

- BEGINNING at a point in the easterly right-of-way of Tego Lake Road, said point being 30.00 feet from the center line of same and also marking the southern-most corner of Lot No. 27 of the subdivision known as "The Woods at Monroe Lake"; thence
- 1. Along said Lot No. 27 of said subdivision, North 55 degrees 40 minutes 16 seconds East 195.52 feet to a point marking a common corner of Lot No. 28 of said subdivision; thence
- 2. Along said Lot No. 28, South 62 degrees 36 minutes 42 seconds East 60.12 feet to a point marking a common corner of Lot No. 37 of said subdivision; thence
- 3. Along said Lot No. 37 of said subdivision, South 21 degrees 31 minutes 50 seconds East 180.50 feet to a point in the northerly right-of-way of Besecker Drive (50 feet right-of-way); thence
- 4. Along said right-of-way following a curve to the left having a radius of 325.00 feet, a central angle of 12 degrees 03 minutes 31 seconds, an arc length of 68.40 feet and a chord bearing and distance of South 62 degrees 26 minutes 24 seconds West 68.27 feet to a point to tangency in said right-of-way; thence
- 5. Along said right-of-way South 56 degrees 24 minutes 39 seconds West 87.06 feet to a point of curva-

ture of said right-of-way; thence  
 6. Following a curve to the right having a radius of 35.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet and a chord bearing and distance of North 78 degrees 35 minutes 21 seconds West 49.50 feet to a point of tangency in the aforementioned easterly right-of-way of Tego Lake Road; thence  
 7. Along said right-of-way, North 33 degrees 35 minutes 21 seconds West 130.79 feet to a point of curvature in the same; thence  
 8. Along the same following a curve to the right having a radius of 480.00, a central angle of 06 degrees 24 minutes 41 seconds, an arc length of 53.71 feet and a chord bearing and distance of North 30 degrees 23 minutes 00 seconds West 53.68 feet to the POINT OF BEGINNING.

BEING Lot No. 38 as shown on the subdivision plan entitled 'Final Subdivision Plan The Woods at Monroe Lake' as prepared by East Penn Engineering Co., Inc., Bangor, Pennsylvania (Drawing No. E-288, dated May 10, 1988, and bearing latest revision date of March 19, 1993) and recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania at Plot Book Volume 645, page 116.

TITLE TO SAID PREMISES VESTED IN Rita M. Perez, by Deed from William Perez and Rita M. Perez, Dated 09/04/2006, Recorded 11/13/2006, in Book 2287, Page 1951.

TAX CODE: 097/89059  
 TAX PIN: 09732500312959

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 WILLIAM PEREZ  
 RITA M. PEREZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5797 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
 ALL THAT CERTAIN lot, parcel, or piece of ground**

situate in the Township of Stroud , County of Monroe and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a pipe on the diving line between Lots Nos. 172 and 173, Block G, on the hereinafter mentioned Plan of Lots, at the point where said line intersects the lands now or late of George Bush; thence along lands of George Bush, North fifty-four (54) degrees, thirty-five (35) minutes, fifty (50) second East, one hundred twenty and one one-hundredths (120.01) feet to a pipe on the dividing line between Lots Nos. 171 and 172, Block G, on the hereinafter mentioned Plan of Lots; thence along said dividing line, South thirty-four (34) degrees, forty-five (45) minutes, twenty-seven (27) seconds East, one hundred forty-four and twenty-six one-hundredths (144.26) feet through the center of a pipe to a point at the northwesterly side of a public street; thence along the said northwesterly side of said public street South fifty-five (55) degrees, fourteen (14) minutes, thirty-three (33) seconds West, one hundred twenty (120.00) feet to a point at the dividing line between Lots Nos. 173 and 172, Block G, on the hereinafter mentioned Plan of Lots; thence along the last said dividing line through the center of a pipe North thirty-four (34) degrees, forty-five (45) minutes, twenty-seven (27) seconds West, one hundred forty-two and ninety one-hundredths (142.90) feet to a pipe, the place of BEGINNING.

BEING Lot No. 172, Block G, on a map of Wigwam Lake Estates not recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in Map Book Volume 10, page 63.

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

Parcel No. 17/16A/1/35  
 Pin No. 17638102555617

Being the same premises which Margot Peterson, by her Attorney-in-fact, Yvonne e. Peterson granted and conveyed unto Jorge M. Machado and Silvia M. Machado by Deed dated October 15, 2004 and recorded October 19, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book 2205, page 1755.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JORGE M. MACHADO  
 SILVIA M. MACHADO**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2922 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, MARCH 31, 2016

AT 10:00 A.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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Rock Road, which road is thirty feet wide and which road is for the use of the Grantors, Grantees, their heirs and assigns:

THENCE along the East side of Lot No. 12, North 03 degrees 02 minutes West 256.00 feet to an iron pin; thence along the South side of Lot No. 15, North 84 degrees 42 minutes East 253.20 feet to an iron pin; thence along Lot No. 16, South 03 degrees 02 minutes East 185.00 feet to a point in the middle of Rock Road, abovementioned; thence along the middle a spur of Rock Road, South 88 degrees 28 minutes West 110.00 feet; thence along the same South 51 degrees 09 minutes West 114.00 feet to a point in the middle of said Rock Road; thence along the same South 67 degrees 36 minutes West 51.80 feet to the place of beginning.

BEING Lot No. 14 as shown on "Map of Castle Rock situated in the Pocono Mountains, Middle Smithfield Township, Monroe County, Pennsylvania belonging to William H. Davis and Kathryn M. Davis, surveyed and drawn November-December 1956 and January 1957 by Michael A. Policelli, Registered Engineer."

This property consists of the land and all the buildings and structures on the land in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania. The legal description is: The 4th and 5th courses of the description set forth, on Schedule A, based upon a survey made by Joseph E. Policelli, P.E., Roseto, Pa dated January 8, 1985 are modified to read as follows:

4th Course: Thence along the middle of a spur of Rock Road, South 88 degrees 28 minutes West 111.66 feet;

5th Course: Thence along the same South 51 degrees 09 minutes West 114.08 feet to a point in the middle of said Rock Road.

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

BEING THE SAME PREMISES which Joseph Horvath Jr. and Lisa Lynn Horvath, husband and wife, by deed dated 4/8/2003 and recorded 4/11/2003 in Book 2150 Page 1085 conveyed to Kelly Jo Culbert and David Culbert, husband and wife.

Pin #: 09732402872858

Tax Code #: 09/10/1/16-39

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KELLY JO CULBERT**

**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

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2156 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, MARCH 31, 2016

AT 10:00 A.M.

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 situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 125 as shown on a plan entitled, "Revised Final Major Subdivision Plan, The Estates at Great Bear, Phase XI" dated August 9, 2005, last revised August 9, 2005, prepared by Frank J. Smith Jr., Inc., Marshalls Creek, Pa. and recorded August 23, 2005 in Plot Book 77, Page 205, more particularly described as follows:

BEGINNING at a common corner of Lots No. 124 and 125, a point of curvature on the southwesterly side of Tall Timber Circle (50' R.O.W.); thence

1. Along the southwesterly side, passing along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 59.81 feet to a point of reverse curvature; thence

2. Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 31.33 feet to a point of reverse curvature at the beginning of a cul-de-sac bulb; thence

3. Along the cul-de-sac bulb, passing along an arc of circle curving to the left, having a radius of 60.00 feet, an arc distance of 41.33 feet to a corner of Lot No. 126; thence

4. Along Lot No. 126, South 39 degrees 53 minutes 02 seconds West, a distance of 273.01 feet to a corner; thence

5. North 19 degrees 15 minutes 31 seconds West, a distance of 240.17 feet to a corner of Lot No. 124; thence

6. Along Lot No. 124, North 63 degrees 17 minutes 30 seconds East, a distance of 205.74 feet to the first

mentioned point and place of beginning.  
CONTAINING 41,572 square feet of land.  
SUBJECT to a 20' Drainage, Utility and Slope Easement as shown on said referenced Revised Final Major Subdivision Plan.

BEING THE SAME PREMISES conveyed by Toll PA III, L.P. to Ralf Vandersluis and Gwendolyn Schoenmakers by deed dated April 25, 1007 and recorded in the office of the Recorder of Deeds in and for Monroe County to Record Book 2303, page 4080.

BEING THE SAME PREMISES which Ralf Vandersluis and Gwendolyn Schoenmakers, by deed dated 6/26/2014 and recorded 9/15/2014 in Book 2443 Page 4977 conveyed to Ralf Vandersluis.

Pin #: 09733300758214

Tax Code #: 09/98119

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

**GWENDOLYN**

**SCHOENMAKERS**

**RALF VANDERSLUIJ**

**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

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2143 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 , MARCH 31, 2016

AT 10:00 A.M.

**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. 608, section ciic, 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 20 page 49, 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 Unidel Corp., a Pennsylvania corporation, by indenture bearing date the 7th day of October, 1974, and being recorded at

Stroudsburg in the office for the recording of deeds, in and for the county of Monroe on the 5th day of February, 1975, in deed book volume 611, page 201, granted and conveyed unto Biagio Mele jr. and Carmela Mele, (incorrectly recited as Carmela Mele jr. in said deed), his wife, in fee.

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. 608, section ciic, 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 20, page 49, 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 Unidel Corp., a Pennsylvania corporation, by indenture bearing date the 7th day of October, 1974, and being recorded at Stroudsburg in the office for the recording of deeds, in and for the county of Monroe on the 5th day of February, 1975, in deed book volume 611, page 201, granted and conveyed unto Biagio Mele jr. and Carmela Mele, (incorrectly recited as Carmela Mele jr. in said deed), his wife, in fee.

PARCEL ID 19-31-2-230

ALSO KNOWN AS 608 Cricket Lane a/k/a 925 Cricket Lane, Long Pond, PA 18334

BEING the same premises which Biagio Mele, Jr. and Carmela Mele, husband and wife by Deed dated May 23, 2000 and recorded May 25, 2000 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2079 Page 1658, granted and conveyed unto Edward L. Stone and Pascaline Nouatin, as joint tenants with the right of survivorship and not as tenants in common.

TAX ID: 19/31/2/230

PIN: 19634402581129

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

**EDWARD L. STONE**

**PASCALINE NOUATIN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3291 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, MARCH 31, 2016  
AT 10:00 A.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 Chestnuthill**, County of Monroe, and State of Pennsylvania, being Lot No. 39, Birch Brier Estates, Section One, recorded in Plot Book Volume 58, Page 6, being described as follows, to wit:

**BEGINNING** at an iron on the Westerly side of Cindy Lu Lane, being also a corner of lot No. 38, Birch Brier Estates, Section One, thence along the Westerly side of Cindy Lu Lane on a curve to the left having a radius of three hundred twenty-five (325.00') feet and an arc length of two hundred seventeen and thirteen hundredths (217.13') feet to an iron;

**THENCE** along an easement arc on a curve to the right having a radius of forty (40.00') feet and an arc length of sixty-two and eighty-three hundredths (62.83') feet to an iron on the Northerly side of Overlook Terrace;

**THENCE** along the Northerly side of Overlook Terrace, South seventy-nine degrees five minutes forty-seven seconds West (S 79°5'47" W Magnetic Meridian) for one hundred thirty-six and eleven hundredths (136.11') feet to an iron a corner of Lot No. 40, Birch Brier Estates, Section One;

**THENCE** along Lot No. 40 the following two courses and distances:

1. North ten degrees fifty-four minutes thirteen seconds West (N 10°54'13" W) for one hundred ninety-two and thirty-three hundredths (192.33') feet to an iron;

2. North thirty-three degrees twenty-one minutes thirty five seconds East (N 33°21'35" E) for one hundred ninety-one and ninety-three hundredths (191.93') feet to an iron in line of Lot No. 38, Birch Brier Estates, Section One;

**THENCE** along Lot No. 38, South sixty-two degrees thirty-seven minutes twenty-six seconds East (S 37°26' E) for one hundred forty-two and seventy two hundredths (142.72') feet to the place of beginning.

**CONTAINING** one and two hundred forty five thousandths (1.245) acres more or less.

Being Lot No. 39, Birch Brier Estates.

**BEING THE SAME PREMISES** which Gerald J. Haines by Deed dated August 6, 2003, and recorded August 6, 2003 in the Office of the Recorder of Deeds in and for the County of Monroe in Stroudsburg, Pennsylvania, in Record Book Volume 2162, Page 6576, granted and conveyed unto Karen M. Tourjee.

TAX ID NO.: 2/14G/1/39

PIN NO.: 02-6320-02-99-6446

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

**KAREN TOURJEE**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2689 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, MARCH 31, 2016  
AT 10:00 A.M.**

**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 situated in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1040 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 2002 last revised May 5, 2003, Pages 1 through 90 of 26, prepared by R.K.R. Hess Associates, Inc., East Stroudsburg, PA and recorded May 22, 2003 in Plat Book 75 Pages 74 through 81, more particularly described as follows:

**Beginning** at a common corner of Lots Nos. 1039 and 1040 on the northwesterly side of Doral Court (50'R.O.W.); thence

1. Along the northwesterly side, south 56 degrees 20 minutes 56 seconds west, a distance of 97.19 feet to a corner of Lot No. 1041; thence

2. Along Lot No. 1041, north 33 degrees 39 minutes 04 seconds west, a distance of 219.00 feet to a corner on line of Open Space 1; thence

3. Along Open Space 1, north 56 degrees 20 minutes 56 seconds east, a distance of 97.19 feet to a corner of Lot No. 1039; thence

4. Along Lot No. 1039, south 33 degrees 39 minutes 04 seconds east, a distance of 219.00 feet to the first mentioned point and place of beginning.

Containing 21,285 square feet or 0.49 acres of land.

Subject to a 30' Wide Drainage Easement as shown on said referenced Final land Development Plan.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road

right of ways, except as shown on said referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear

lot lines, except as shown on said referenced Final Land Development Plan.

Title to said Premises vested in Freddy Velez and Ximena Velez, husband and wife by Deed from Toll PA IV, L.P., by: Toll PA GP Corp., general partner, by: Kathryn L. Yates (assistant vice president) dated 09/18/2005 and recorded 06/09/2006 in the Monroe County Recorder of Deeds in Book 2270, Page 4859.



Being known as 3260 Doral Ct., East Stroudsburg, PA 18302 f/k/a 1040 Doral Ct., East Stroudsburg, PA 18335

Tax Parcel Number: 09/96901  
Tax Pin Number: 09733403220750

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FREDDY VELEZ XIMENA VELEZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3663 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 , MARCH 31, 2016**

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

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

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

**BEGINNING** at a point in or near the middle of Township Route 434, the public road leading from Neola to Bartonsville, said point being also the most southerly corner of lands of Robert Rowlands, thence in and along the said Route T434 and by lands now or late of Thomas a. Wolfe and Richard Byron Walters North seventy-two degrees twenty five minutes East one hundred twenty-one and thirty one hundredths feet to a point in the aforesaid Route T424; thence leaving the road and by lands now or late of James Balsom (Bearings from Magnetic Meridian of 1951) North twenty-six degrees no minutes West one hundred fifty-four and thirty one hundredths feet to an iron pipe, the most easterly corner of Lot #2, thence by lands of the grantor (Lot #2), of which this tract was formerly a part. South sixty four degree no minutes west one hundred twenty feet to a pipe on line of lands of the aforesaid Robert Rowlands: thence by lands of the said Robert Rowlands South twenty-six degrees no minutes East (passing an iron pipe at one hundred twenty-four and seventy one hundredths feet) one hundred thirty-six and fifty-four one hundredths feet to the place of Beginning. Containing

four hundred and one one-thousandths (0.401) acres, more or less.

EXCEPTING and reserving, however, out of and from the hereinabove described tract, to the grantors, their heirs and assigns, in common with the grantees, their heirs and assigns, a right of way fifteen feet in width lying adjacent to and on the westerly side of the second course of the hereinabove described tract, said right of way to extend from the first course on the aforesaid Route T434, to the third course of the said hereinabove described tract.

BEING THE SAME PREMISES which Cheryl A. Spangenburg n/b/m Cheryl A. Griset, by deed dated 11/6/2003 and recorded 11/21/2003 in Book 2174 Page 8363 conveyed to Luciano Marquez Jr. and Kristy M. Marquez.

Pin #: 08637001063515

Tax Code #: 08/31/34-1

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

**LUCIANO MARQUEZ, JR.**

**KRISTY M. MARQUEZ**

**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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3006 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 , MARCH 31, 2016**

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

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

**BEGINNING AT AN** iron set on the northerly right-of-way line of a fifty (50.00') foot wide road known as Muffin Lane and the southerly side of a twenty (20.00') public utility easement, said point being the most southwest corner of Lot 1 and common to Lot 2, as shown on a certain map entitled Final Plan of Blueberry Hill, located in Tunkhannock Township, Monroe County, Pennsylvania, as recorded in Plat Book Volume 37, Page 9, in the Recorder of Deeds in and for the county of Monroe, located in Stroudsburg, Pennsylvania.

1) Thence along said right-of-way and easement, North ninety degrees zero minutes zero seconds West (N 90°00'00" W), one hundred fifty and zero one-hundredths (150.00') feet to an iron pin, a corner common to Lot 3 and Lot 2;

2) Thence leaving said right-of-way and along Lot 3, North zero degrees zero minutes zero seconds East (N 00°00'00" E) crossing said public utility easement at twenty (20.00') feet, four hundred eighty five and ninety nine one-hundredths (485.99') feet to an iron pin, a corner common to Lot 3 and 2 set on line with the lands now or formerly of Arlington Moyer, Sr.;

3) Thence by lands of Moyer, North ninety degrees zero minutes zero seconds East (N 90°00'00" E) one hundred fifty and zero one-hundredths (150.00') feet to an iron pipe, a corner common to Lots 1 and 2;

4) Thence by Lot 1, South zero degrees zero minutes zero seconds E (S 00°00'00" E) crossing over said public utility easement at four hundred sixty five and ninety nine one-hundredths (465.99'), four hundred eighty five and ninety nine one-hundredths (485.99'), feet to an iron pin, the place of Beginning.

Parcel No: 20632101286698

Title to said premises is vested in James C. Preziosi and Amy Preziosi, husband and wife, by deed from Robert P. Caprio and Gary R. Newton, Sr., Copartners, Trading as Caprio and Newton Construction dated April 25, 2007 and recorded May 11, 2007 in Deed Book 2305, page 573 Instrument Number 200718589.

Parcel No. 20/7B/1/4  
Pin No. 20632101286698

Being Known As: 2 Pocono Vista Park a/k/a 116 Muffin Lane, Blakeslee, Township of Tunkhannock, Monroe County, PA 18610

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

**JAMES C. PREZIOSI  
AMY PREZIOSI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 993 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, MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 50, Section No. G, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 11, 17 & 19.

Parcel #3/8D/1/491

Pin #03/6358/10/36/9621

Being the same land and premises conveyed to Vincent J. Palladino and Joneta L. Palladino, husband and wife by deed from Pasquale Pollio, Adult Individual, dated September 30, 1998, recorded September 30, 1998 in Deed Book 2054, Page 1596 in the Monroe County Office of the Recorder of Deeds.

Being the same land and premises conveyed to Vincent J. Palladino and Joneta L. Palladino, husband and wife by deed from Vincent J. Palladino dated February 4, 2000 recorded February 16,2000 in Deed Book 2075 page 2718 in the Monroe County Office of the Recorder of Deeds.

Being the same land and premises conveyed to Deutsche Bank National Trust Company as Trustee under the pooling and servicing agreement dated as of September 1, 2002 GSAMP Trust 2002-WMCI, Mortgage Pass-Through Certificates, Series 2002-WMCI by deed from Todd A. Martin, Sheriff of the County of Monroe, dated March 30, 2006, recorded April 25, 2006 in Deed Book 2265, Page 3042 in the Monroe County Office of the Recorder of Deeds.

Being the same land and premises conveyed to MTGLQ Investors, L.P. by deed from Deutsche Bank National Trust Company as Trustee under the pooling and servicing agreement dated as of September 1, 2002 GSAMP Trust 2002-WMCI, Mortgage Pass-Through Certificates, Series 2002-WMCI, dated, recorded, in Deed Book 2292, page 2064, in the Monroe County Office of the Recorder of Deeds.

Parcel Identification No. 3/8D/1/49

Map #: 03-6358-10-36-9621

Improvements: Residential dwelling

**TITLE TO SAID PREMISES IS VESTED IN** Stanley Knapinsky and Sally Ann Knapinsky, h/w, by Deed from MTGLQ Investors, L.P., dated 12/15/2006, recorded 12/29/2006 in Book 2292, Page 2070.

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

**STANLEY KNAPINSKY  
SALLY ANN KNAPINSKY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9518 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

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

**BEGINNING** at an iron on the westerly line of Fox Run Road, said iron being the most southerly corner of Lot 220 as shown on map entitled, 'Final Plan, The Fox Run at Cherry Creek, section III', dated 16 January 1989 and revised 1 February 1990; thence along the westerly line of Fox Run Road in a southerly direction on a curve to the left having a radius of 250 feet an arc length of 219.97 feet to an iron, a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 53.79 feet to an iron, a point of tangency on the northerly line of Cherry Court; thence along the northerly line of Cherry Court, S 41 degrees 06 minutes 20 seconds W 22.38 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 400 feet an arc length of 155.18 feet to an iron, the southeasterly corner of Lot 218 as shown on said map; thence along Lot 218 N 26 degrees 40 minutes 00 second W 509.03 feet to an iron in line of Lot 220 as shown on said map; thence along Lot 220, S 75 degrees 31 minutes 42 seconds E 338.36 feet to the place of **BEGINNING**.

**CONTAINING** 83,839 square feet, more or less. **BEING** part of the same premises which John Kopp and Marion Kopp, Executors of the Estate of Helen C. Keller, by indenture bearing date the 19th day of May 1988 and being recorded at Stroudsburg, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 20th day of May 1988 in Record Book Volume 1619 page 6, granted and conveyed unto John Stasa Eugene Comunal and Stephen Setar, in fee.

Parcel Identification No: 17/87656

Map #: 17-7209-01-28-4451

**TITLE TO SAID PREMISES IS VESTED** In Michael Kavanagh and Marianne Kavanagh, h/w, by Deed from John Stasa and Eugene Comunal and Stephen Setar, co-partners, trading as S.S.&C., dated 08/09/1991, recorded 08/19/1991 in Book 1790, Page 236.

Improvements: Residential dwelling

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

**MICHAEL KAVANAGH  
MARIANNE KAVANAGH**

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

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5354 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 situated in the **Township of Pocono**, County of Monroe and State of Pennsylvania being shown and designated as Lot #9 on a certain map entitled 'Plan of Lots; Pocono Country Estates; Pocono Township, Monroe County, Penna., 1 inch - 100 feet; October 1964, as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Penna. in and for the County of Monroe in Plat Book Volume 9 on page 109 and more particularly described as follows:

**BEGINNING** at a point on the southwesterly side of Club House Road as shown on the above captioned map, said point being a corner common to lots 9 and 10, thence;

1. Along the Southwesterly side of said road, south 36 degrees 50 minutes East, 129.30 feet to a point, a corner common to lots 8 and 9, thence;
2. Leaving said road and along said Lot 8 and also along lot 7, South 76 degrees 54 minutes West, 142.12 feet to a point on the line of said lot 7, a corner common to lots 9 and 15, thence;
3. Along said Lot 15, North 36 degrees 56 minutes West, 71.88 feet to a point on line of said lot 15, a corner common to lots 9 and 10, thence;
4. Along said lot 10, North 53 degrees 04 minutes East, 130.00 feet to the place of **BEGINNING**.

**CONTAINING** 13,077 square feet, more or less. **BEING** the same premises which Fred Frankel Associates, Inc., a Pennsylvania Corporation, by Indenture dated July 5, 1978 and recorded 11/2/1978 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 906 page 283, granted and conveyed unto Dockhaven Johnson, Jr. and Sarah Johnson, husband and wife.

Parcel Identification No: 12/4/2/28

Map #: 12-6384-03-32-6748

Being Known As Tax Parcel #12/4/2/28

Improvements: Residential dwelling

**TITLE TO SAID PREMISES IS VESTED** In Craig R. Jones and Linda Gross, by Deed from Dockhaven Johnson, Jr. and Sarah Johnson, h/w, dated 04/27/2001, recorded 05/02/2001 in Book 2095, Page 5441.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**CRAIG R. JONES  
AND LINDA GROSS**

## TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6127 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the westerly line of a turn around, said iron pin being the northeasterly corner of Lot No. 8 as shown on map entitled "Subdivision of lands of George A. Schimpf, 1 July 1965, Leo A. Achterman, Jr., P.E." and recorded in Map Book 10, page 113; thence along Lot No. 8 as shown on said map, (a radial line to the hereinafter described curve) North 70 degrees 32 minutes 45 seconds West 269.33 feet to a point, the most easterly corner of lands nor or late of Norman Dullenkopf; as shown on said map, North 14 degrees 6 minutes 0 seconds West 136.98 feet to a point; thence along other lands of George Schimpf, et ux as shown on said map, of which this lot was formerly a part; North 75 degrees 54 minutes 0 seconds East 291.01 feet to a point, thence along Lot No. 10 as shown on said map, (a radial line to the hereinafter described curve) South 14 degrees 6 minutes 0 seconds East 250.00 feet to an iron pin, thence along the northerly then westerly line of said turn around as shown on said map, in a westerly then southerly direction on a curve to the left having a radius of 80.00 feet an arc length of 78.81 feet to a place of BEGINNING. CONTAINING 1.48 acres, more or less. BEING Lot No. 9 as shown on said map.

TOGETHER with the right of ingress, egress and regress, in common with George A. Schimpf, et us., their heirs and assigns, over and upon the above referred to 40 foot wide proposed street or road as shown on the above mentioned Lot Plan leading to L.R. 45085.

Being the same property which Cary J. Pohl, now by marriage and Cary J. Dailey and Troy A. Dailey, granted and conveyed unto Cary J. Dailey and Troy A. Dailey by deed dated June 24, 1996 and recorded July 3, 1996 in the Recorder's Office of said County in Book 2026 Page 9671.

155 Sandhill Terrace, East Stroudsburg, PA 18360

Permanent Parcel No.: 7/9/3/16.

Pin No.: 07627903336176

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

**TROY A. DAILEY**

**CARY J. DAILEY**

## TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3837 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

BEGINNING at a point in the centerline of Lake Drive (thirty-three feet in width) said point being distant one thousand two hundred seventy six and six one-hundredths feet on a course of South seventy-eight degrees fifty-six minutes West from the point of intersection of the centerline of said Lake Drive with the westerly line of Buck Lane (twenty feet in width); thence running from said beginning point along the Westerly side of Lot No. L-29, South eleven degrees four minutes East one hundred sixty and no one hundredths feet to a point; thence along the Northerly side of Lot No. N-2, South seventy-eight degrees fifty-six minutes West eighty and no one-hundredths feet to a point; thence along the Easterly side of Lot No. L-27, North eleven degrees four minutes West one hundred sixty and no one-hundredths feet to a point in the centerline of said Lake Drive; thence along said centerline of Lake Drive, North seventy-eight degrees fifty-six minute East eighty and no one-hundredths feet to the place of BEGINNING.

BEING Lot No. L-28 as shown on a map of Robin Hood Lake, Inc., revised second and third plotting dated February 23, 1961, prepared by W.D. Kitson, registered surveyor.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. (not clear)

ALSO KNOWN AS 8841 Twin lake Drive, Kunkletown, PA 18058-1725

BEING the same premises which Alan Barnard, a single man by Deed dated September 2, 2005 and recorded September 23, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2241 Page 259, granted and conveyed unto Dominick Steed, a single man, and Elizabeth Green, a single woman, as joint tenants with right of survivorship.

TAX ID: 13/10A/1/177

PIN: 13621906297118

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

**DOMINICK STEED**

**ELIZABETH GREEN**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**WILLIAM E. MILLER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7515 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the Township of Chestnuthill , County of Monroe and State of Pennsylvania, being Lot No. 10, as shown on a plan entitled Final Plan Map of Winter Hill Terrace, Section Two, as recorded in Plot Book Volume 61, Page 362, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly side of Hill Road, being also a corner of Lot No. 9, Winter Hill Terrace, Section One,thence along the southerly side of Hill Road for the following three courses and dis-

tances:

(1) South 83 degrees 30 minutes 50 seconds East (magnetic Meridian) for 20.00 feet to an iron;

(2) on a curve to the right having a radius of 325.00 feet and an arc length of 130.46 feet to an iron;

(3) South 60 degrees 30 minutes 50 seconds East for 52.54 feet to an iron; thence along an easement arc on a curve to the right having a radius of 45.00 feet and an arc length of 70.69 feet to an iron on the westerly side of a Future Access Road, Walter Drive;

thence along the westerly side of a Future Access Road, Walter Drive, South 29 degrees 29 minutes 1 seconds West for 348.62 feet to an iron in line of lands of Constance Hubbard; thence along lands of Constance Hubbard, North 82 degrees 49 minutes 40 seconds West for 82.98 feet to an iron, a corner of Lot No. 9, Winter Hill Terrace, Section One, thence along Lot No. 9, North 06 degrees 29 minutes 10 seconds East for 425.29 feet to the place of BEGINNING.

Containing 1.549 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Adrian L. Ramirez and Lauri Schmidt Ramirez, h/w, by Deed from Charles Cucchiara and Ann Cucchiara, h/w, dated 03/14/2003, recorded 04/01/2003 in Book 2148, Page 9373.

TAX CODE: 02/87101

TAX PIN: 02623900119946

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

**LAURI SCHMIDT RAMIREZ**

**A/K/A**

**LORI SCHMIDT-RAMIREZ**

**ADRIAN L. RAMIREZ A/K/A**

**ADRIAN RAMIREZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 967 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 , MARCH 31, 2016**

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

**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 Tobyhanna, County of Monroe and State of Pennsylvania, being Lot No. 208, Section A-1, Plan of Emerald Lake Estates Inc., prepared by Leo Achterman, Jr., C.E., and recorded in the Office for the Recording of Deeds, etc., in and for Monroe County at Stroudsburg, PA., Lot Book Volume 11, Page 103, bounded and described as follows, to wit:

BEGINNING at a point on the south property line of Hilltop Drive, said point being the northwest corner of Lot No. 209, Section A-1, Emerald Lake Estates, Inc.; thence (1) along said Lot No. 209 and the adjacent Lot No. 210, North 30 degrees 41 minutes 50 seconds East a distance of 205.06 feet; thence (2) North 76 degrees 10 minutes 10 seconds East, a distance of 42.82 feet; thence (3) South 59 degrees 18 minutes 10 seconds East, a distance of 69.48 feet; thence (4) North 30 degrees 41 minutes 50 seconds East a distance of 240.00 feet; thence (5) South 59 degrees 18 minutes 10 seconds East along the south property line of Hilltop Drive, a distance of 105.00 feet to the point of beginning.

Having thereon erected a dwelling house known as: 1311 Hilltop Drive f/k/a 208 Hilltop Drive, Long Pond, PA 18334

TAX CODE #19/3B/1/34

PIN #19-6334-04-92-1994

BEING THE SAME PREMISES WHICH Adam L. Osterfeld and Janice E. Hogan, his wife, by Deed dated 05/30/08 and recorded 06/06/08 in Monroe County Record Book 2336, Page 3685, granted and conveyed unto Brandon Ciancimino and Mary Ciancimino, his wife.

To be sold as the property of Brandon Ciancimino and Mary Ciancimino on Judgment No. 2015-00967

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:  
BRANDON CIANCIMINO  
MARY CIANCIMINO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3312 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, MARCH 31, 2016**

**AT 10:00 A.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 of land, situate in Birch Acres, Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

BEGINNING at an iron pipe driven in the ground on the easterly side of Joel Street, as shown on Map of Birch Acres belonging to Harvey W. Huffman and Wanda L. Huffman, his wife, drawn and revised by Michael A. Policelli, Registered Engineer, said beginning point being also the southwesterly corner of Lot No. 13, Block L, as shown on said map:

THENCE along said Lot No. 13, Block L, North sixty nine degrees forty three minutes East one hundred thirty four and seven tenths feet to a point being the northwesterly corner of Lot No. 3, Block L; thence by said Lot No. 3, Block L, South twenty degrees seventeen minutes East seventy five feet to a point being the southwesterly corner of said Lot No. 3, Block L; thence by Lot No. 15, Block L, South sixty nine degrees forty three minutes West one hundred thirty four and seven tenths feet to an iron pipe driven in the ground on the easterly side of Joel Street, being the northwesterly corner of Lot No. 15, Block L; thence along the easterly side of Joel Street North twenty degrees seventeen minutes West seventy five feet to the place of BEGINNING. BEING lot No. 14 Block L, as shown on said Map.

UNDER AND SUBJECT to any covenants, exceptions, conditions, reservations and restrictions that appear in the chain of title.

BEING the same premises which Peter J. Monahan, single, Sharon Taylor, single, Mark T. Monahan and Linda M. Monahan, husband and wife by Deed dated January 18, 2002, and recorded on February 26, 2002 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Record Book Volume 2116, page 2026, granted and conveyed unto Peter J. Monahan.

TAX PARCEL NO.: 16/7C/1/125

PIN NO.: 16-7312-02-87-6647

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

**PETER J. MONAHAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10878 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, MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
 ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot 11 on map of High Point Gardens as recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a 2 inch concrete filled pipe on the southern edge of a 40 foot road known as Simmons Road, being also a corner of lands of Albert K. Michael; thence along the southern edge of Simmons Road, South 52 degrees 25 minute 57 seconds East for 248.11 feet to a pipe, being also a corner of Lot 10; thence along Lot 10, South 37 degrees 34 minutes 03 seconds West for 175.74 feet to a pipe in line of lands of the Radio Church of God; thence along lands of the Radio Church of God, North 52 degrees 25 minutes 57 seconds West for 248.11 feet to a 2 inch concrete filled pipe, being also a corner of lands of Albert K. Michael; thence along lands of Albert K. Michael, North 37 degrees 34 minutes 03 seconds East for 175.74 feet to the point of BEGINNING.

BEING the same premises which Kathleen Freda nbm Kathleen Freda-Bivens by Deed dated December 1, 2004, and recorded on December 7, 2004 in the Office of the Recording of Deeds in and for the County of Monroe in Deed Book 2209, Page 8643, granted and conveyed unto Kathleen Freda-Bivens and Ricardo Bivens, her husband.

TAX PARCEL NO.: 3/4/1/14-3  
 PIN NO.: 03-6356-04-84-6632

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

**RICARDO BIVENS, JACQLYN FREDA, ELLENA KIRSCHBAUM, MARIA RODRIGUEZ, AND ALL UNKNOWN HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, GRANTEEES, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS ASSOCIATIONS OR LEGAL ENTITIES CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH KATHLEEN FREDA A/K/A KATHLEEN FREDA-BIVENS**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1554 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, MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
 ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 16, as shown on the 'Plotting of Wilderness Acres', Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter and Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book No. 20, Page 17, as amended by Frank J. Smith, Jr., recorded in Plot Book No. 37, page 87.

TITLE TO SAID PREMISES VESTED IN Carmen Deininger and Carolyn S. Holden, as joint tenants with right of survivorship, not as tenants in common, by Deed fro Jozef Kielian and Maria Kielian, h/w, dated 06/15/2000, recorded 06/22/2000 in Book 2080, Page 3482.

Carmen Deininger was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Carmen Deininger's death on or about 08/05/2013, her ownership interest was automatically vested in the surviving joint tenant(s). Dolores Huertas, Equitable Owner, died on 12/26/2013, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Plaintiff's representative contacted the Register of Wills of Monroe County and NJ and was informed that no estate has been raised on behalf of the deceased equitable owner, Dolores Huertas.

TAX CODE: 9/14E/1/91  
 TAX PIN: 09-7315-04-92-2869

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

**CAROLYN S. HOLDEN  
 ARNETT ROSAS  
 MELCOIR ROSAS  
 SALVADOR HUERTAS**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES HUERTAS, 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 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  
PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7480 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, MARCH 31, 2016  
AT 10:00 A.M.**

**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. 5545, Section CIII B, 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 17, Page 111, 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 the Tax Claim Bureau of the County of Monroe, Pennsylvania, as agent, by indenture bearing date the 2nd day of December 2004, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 13th day of December, 2004, in Record Book Volume 2210, Page 5003, granted and conveyed unto Statewide Investments LTD, in fee. Also being the same premises by Action to Quiet Title, court order dated the 31st day of March, 2005, Case No. 04-9161 and entered in the Office of the Prothonotary at Stroudsburg, Monroe County, PA on April 1, 2005 and by Final Judgment entered in the Office of the Prothonotary at Stroudsburg, Monroe County, PA on May 3, 2005, against defendant, Paul Lopapa, pursuant to court order dated March 31, 2005, interest in said premises became vested in Statewide Investments, LTD.

Being Known As: Lot 5545 Section C3B, Emerald Lakes, n/k/a 161 Granite Road, Tobyhanna, PA 18334  
TAX CODE: 19/31/2/152  
PIN NO.: 19634404822845

**TITLE TO SAID PREMISES IS VESTED** in Richard Cintron and Patricia Vallecillo, husband and wife by deed dated from Statewide Investments, LTD dated 05/23/2006 and recorded 06/01/2006 in Deed Book 2269 Page 4017.

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

**PROPERTY OF:  
RICHARD CINTRON  
PATRICIA VALLECILLO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 460 CIVIL 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, MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 50, Final Subdivision Plan, Oak Hill, recorded in Plot Book Volume 67, Page 183, bounded and described as follows to wit:

**BEGINNING** at an iron in the westerly side of Shogun Drive being a corner of Lot No. 51, Oak Hill, thence along Lot No. 51 South 73 degrees 37 minutes 41 seconds West (Magnetic Meridian) for 305.02 feet to an iron in line of Ronal Yurash, thence along lands of Ronald Yurash and lands of Christian Yurash, North 06 degrees 43 minutes 13 seconds West for 208.53 feet to an iron a corner of Lot No. 49, Oak Hill, thence along Lot No. 49, North 86 degrees 22 minutes 15 seconds East for 244.65 feet in an iron in the westerly side of Shogun Drive, thence along the westerly side of Shogun Drive on a curve to the left having a radius of 625.00 feet and an arc length of 139.00 feet to the place of beginning.

**CONTAINING** 45,760 square feet more or less, 1.0505 acres more or less.

Parcel Number: 02/113915  
**BEING THE SAME PREMISES WHICH** Big Cat, Inc., an Affiliate of Homeamerican Credit, Inc., d/b/a Up-land Mortgage, by Indenture dated 03/10/03 and recorded 04/03/03 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2149 page 3391, granted and conveyed unto Mariusz Nowicki and Mariola Nowicki, husband and wife, as tenants by the entireties.

Parcel Identification No: 2/113915  
Map #: 02-6320-00-71-6743



**TITLE TO SAID PREMISES IS VESTED IN** Don Smith, individual, by Deed from Mariusz Nowicki and Mariola Nowicki, h/w, 09/10/2004, recorded 09/29/2004 in Book 2203, Page 4093.

**Improvements:** Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**DON SMITH**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JENIECE D. DAVIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2274 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Chestnuthill County of Monroe and Commonwealth of Pennsylvania, being Lot No. 272, Birch Brier Estates, Section Eight, recorded in Plat Book Volume 60 page 129, being bounded and described as follows to wit:

**BEGINNING** at an iron on the westerly side of Shane Drive, being also a corner of Lot No. 271, Birch Brier Estates, section 8; thence along Lot No. 271 South 77 degrees 50 minutes 05 seconds West (magnetic Meridian) for 291.00 feet to an iron in line of lands of Sun Valley; thence along lands of Sun Valley North 12 degrees 09 minutes 55 seconds West for 151.00 feet to an iron in the southerly side of a future access road; thence along the southerly side of the future access road North 77 degrees 50 minutes 05 seconds East 251.00 feet to an iron; thence along an easement arc on a curve to the right having a radius of 40.00 feet for the arc length of 62.83 feet to an iron in the westerly side of Shane Drive; thence along the southerly side of Shane Drive South 12 degrees 09 minutes 55 seconds East for 111.00 feet to the place of **BEGINNING**.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as stated in the deed recorded in Deed Book Volume 1493 page 483, Amended in Record Book 1582 page 1348 and recorded in Book Vol-

ume 1627 page 1620.

**TITLE TO SAID PREMISES IS VESTED IN** Carlos J. Miguel and Clary Fernandez Miguel, husband and wife their heirs and assigns as tenants by the entireties given by Jack Dempsey, single, and Gregory Hrabar and Gail Hrabar, husband and wife, dated 12/20/1995, recorded 01/10/1996 in Book 2021, page 5479.

**TAX CODE:** 02/116820  
**TAX PIN:** 02633001259709

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**CARLOS J. MIGUEL  
 CLARY FERNANDEZ MIGUEL**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1751 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situated in the township of Middle Smithfield, county of Monroe, and commonwealth of Pennsylvania, bounded and described as follows, to wit:  
**BEGINNING** at an iron pin on the northerly line of woodland Trails, said iron pi being the southeasterly corner of lot no. 6 as shown on map entitled 'Woodland Trails, John E. Detrick et ux., Middle Smithfield and Price townships, Monroe county, PA, revised 11 April 1968'; thence along lot no. 6 as shown on said map, north ten degrees thirty-one minutes forty seconds west two hundred and eighty-two one-hundredths feet to a point; thence along lands of John R. Moyer as shown on said map, north seventy-one degrees twenty-two minutes forty-five seconds east two hundred forty-three and forty-three one-hundredths feet to an axle; thence along lot no. 4 as shown on said map, south one degree thirty-five minutes twenty seconds east two hundred fifty and thirty-nine one-hundredths feet to an iron pin; thence along the northerly line of Woodland Trails as shown

on said map, in a westerly direction on a curve to the left having a radius of two hundred forty and no one-hundredths feet an arc length of thirty-three and seventy-six one-hundredths feet to a point of tangency; thence by the same as shown on said map, south seventy-nine degrees twenty-eight minutes twenty seconds west one hundred seventy and no one-hundredths feet to the place of beginning. Being lot no. 5 as shown on said map.

**TITLE TO SAID PREMISES IS VESTED IN** Robert Holt, by Deed from Stephen F. Yavor and Susan R. Diefenderfer, nbm known as Susan Diefenderfer Yavor, h/w and James H. Diefenderfer, unmarried, dated 12/20/2006, recorded 12/28/2006 in Book 2292, Page 436.

TAX CODE: 9/17/2/12

TAX PIN: 09730404915176

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

**ROBERT HOLT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3802 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

Beginning at an iron in line of lands of Violet Hennion from which an angle iron in line of lands of Loren Fenner the most northerly corner of lands of Violet Hennion bears North sixty-five degrees nine minutes twenty seconds West distant sixty and one-hundredths feet; thence by lands of Henrietta M. Hobbs, of which this tract was formerly a part, North thirty-three degrees thirty minutes East (at 240.57 feet passing a pipe) three-hundred twenty-five and sixty-five one-hundredths feet to an iron pipe; thence by the same South thirty-seven degrees fifty-eight minutes fifty-

five seconds East two hundred forty-seven and ten one-hundredths feet to a pipe; thence by the same South forty-one degrees seventeen minutes thirty seconds East (at 146.42 feet passing a pipe) one hundred seventy-four and twenty-five one-hundredths feet to a P.K. Nail in the center line of Penna. Legislative Route #164; thence in and along the center line of Penna. Legislative Route #164, South seventy-nine degrees thirty-seven minutes forty seconds West two hundred forty and thirty five one-hundredths feet to a twenty seconds West (at forty-three on hundredths feet passing a pipe) two-hundred thirty-one and eighty-three one hundredths to the place of Beginning. Containing 1.845 acres, more or less.

**TITLE TO SAID PREMISES VESTED IN** Peter Majoros and Lisa M. Majoros, h/w, by Deed from Steven Paugh and Elizabeth S. Paugh, h/w, dated 08/11/2006, recorded 08/11/2006 in Book 2277, Page 3117.

TAX CODE: 07/13/2/6-2

TAX PIN: 07-6278-01-08-8188

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

**PETER MAJOROS  
LISA M. MAJOROS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2026 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

**BEGINNING** at a point in the centerline at T-416, also known as Turkey Hill Road, said point being the most Easterly county of lands of M.J. and D.P. Clarke thence,

1) Along lands of Clarke North 43 degrees 30 minutes 00 seconds West (at 20.29 feet passing a pipe) 498.43 feet to an iron pipe thence, 2) by the same South 81

degrees 30 minutes 00 seconds West 271.36 feet to an iron pin thence,3) by the same North 26 degrees 04 minutes 04 seconds West 290.06 feet to an iron pin thence, through land of which this formerly as a part, the following seven courses, 4) North 81 degrees 30 minutes 00 seconds East 424.96 feet to an iron pin thence, 5) South 00 degrees 02 minutes 10 seconds East 87.50 feet to an iron pin thence, 6) South 01 degrees 48 minutes 10 seconds East 50.00 feet to an iron pin thence, 7) south 17 degrees 54 minutes 40 seconds East 50.00 feet to an iron pin thence, 8) South 32 degrees 13 minutes 20 seconds East 99.39 feet to an iron pin thence, 9) South 32 degrees 46 minutes 52 seconds East 151.89 feet to an iron pin thence, 10) South 43 degrees 30 minutes 00 seconds East 293.75 feet to a point in the center of T-416 thence, 11) along T416 South 45 degrees 45 minutes 00 seconds West 50.00 feet to the place of BEGINNING.

CONTAINING 3.00 acres of land. BEING THE SAME PREMISES which Pauline M. Philips, by deed dated 9/22/2003 and recorded 10/06/2003 in Book 2169 Page 7404 conveyed to Christopher A. Keenan. Pin #: 07628902898711 Tax Code #: 07/6/2/33

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER A. KEENAN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1999 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 , MARCH 31, 2016

AT 10:00 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 Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 8A, Section 'H' as shown on 'Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.' as recorded in Monroe County, Pennsylv-

vania, in Plot Book 10, page 145. Known as Lot No. 8A, Section 'H', Pocono Highland Lake Estates, Inc., Price Township, Monroe County, Pennsylvania. BEING the same which The Tax Claim bureau of the County of Monroe, as Trustee, by its deed dated October 9, 2003 and recorded in the Office for the Recording of deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2174, page 1310, granted and conveyed unto David S. Wengerd and Emma L. Wengerd, husband and wife, in fee.

UNDER AND SUBJECT to the covenants, conditions and restrictions as in the hereinabove recited deed. AN ALL THE FOLLOWING lot situate in the Townships of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7, Section 'H' as shown on 'Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania made by Edward C. Hess, P.E.,' as recorded in Monroe County, Pennsylvania, in Plot Book 10, page 145. Known as Lot No. 7, Section 'H', Pocono Highland Lake Estates, Inc., Price Township, Monroe County, Pennsylvania.

**TITLE TO SAID PREMISES IS VESTED IN Donald Cooks, by Deed from David S. Wengerd and Emma L. Wengerd, h/w, dated 01/09/2009, recorded 01/12/2009 in Book 2347, page 2937. TAX CODE: 14/6A/1/40 TAX PIN: 14730402652734**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8376 CIVIL 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 , MARCH 31, 2016

AT 10:00 A.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 of land, being shown and designated as lot 1930 on a certain map entitled "Section S-II; Stonecrest park; Tunkhannock Town-

ship, Monroe County, Pennsylvania; Scale 1"=100'; 30 April 1965' as prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Pennsylvania, in and for the County of Monroe in Plat Book Volume 9, on Page 215 on the 19th day of May, 1965 and more particularly described as follows:

BEGINNING at a point on the southerly side of Township Road as shown on the above captioned map, said point being a corner common to lots 1929 and 1930, thence;

1) along the southerly side of said road North eighty-two degrees (82 degrees) 36'45" East 120.00' to a point a corner common to lots 1930 and 1931, thence;

2) leaving said road and along said lot 1931 South seven degrees (7 degrees) 23'15" East 180.42' more or less to a point on line of lands now or formerly owned by A.B. Moyer, a corner common to lots 1930 and 1931, thence;

3) along lands now or formerly of A.B. Moyer, South eighty-two degrees (82 degrees) 49'35" West, 120.00' to a point, a corner common to lots 1929 and 1930, thence;

4) Along said lot 1929, North seven degrees (7 degrees) 23'15" West, 179.97' more or less, to the place of beginning.

BEING THE SAME PREMISES which ICN Holdings, Inc., by deed dated 11/19/2004 and recorded 12/6/2004 in Book 2209 Page 8158 conveyed to Vincent Chanona.

Pin #: 2063210465517

Tax Code #: 20/8F/1/11

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

**VINCENT CHANONA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5347 CIVIL 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, MARCH 31, 2016  
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 Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot #412, Section II, Pleasant Valley Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book 13 page 65.

BEGINNING at a point on the westerly line of Chestnut Lane, said point being the northeasterly corner of Lot No. 411 as shown on map entitled, "Plotting II, Pleasant Valley Estates, 31 August 1964"; thence along Lot No. 411 as shown on said map, (a radial line to the hereinafter described curve) S 75 degrees 31 minutes 10 seconds W 200.00 feet to a point; thence along Lot No. 404 as shown on said map, N 16 degrees 01 minutes 50 seconds W 99.54 feet to a point; thence along Lot No. 404 as shown on said map, N 16 degrees 01 minutes 50 seconds W 99.54 feet to a point; thence along Lot No. 413 as shown on said map (a radial line to the hereinafter described curve), N 73 degrees 58 minutes 10 seconds E 201.35 feet to a point; thence along the westerly line of Chestnut Lane as shown on said map, on a curve to the right having a radius of 3880.00 feet to an arc length of 104.96 feet to the place of BEGINNING.

Containing 0.47 acres, more or less.

BEING Lot No. 412, Section II on the plot or plan of lots known as "Pleasant Valley Estates, Inc. as laid out for the grantor herein by Lee A. Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania.

BEING THE SAME PREMISES which Joseph Dagostino and Sandra Dagostino, by deed dated 11/26/2008 and recorded 12/1/2008 in Book 2345 Page 6863 conveyed to Mark S. Versuk.

Pine #: 13600901054387

Tax Code #: 13/8B/1/7

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

**MARK S. VERSUK**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7925 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 , MARCH 31, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
 ALL THE FOLLOWING lot situate in the Township of Middle Smithfield , County of Monroe, and State of Pennsylvania, marked and designated as Lot 264, as shown 'Plotting of Wildmess Acres,' Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania in Plot Book No. 20, Page 17.

PARCEL NO. 9/14E/1/218

BEING the same premises which Kristeen L. Farquharson, married woman, by Indenture dated 12-09-98 and recorded 12-15-98 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2057, Page 4075, granted and conveyed unto Delroy Farquharson and Kristeen L. Farquharson, husband and wife.

Parcel Identification No: 9/14E/1/218

Map #: 09-7315-04-52-6194

Improvements: Residential dwelling

TITLE TO SAID PREMISES VESTED IN Ronald C. McTighe, by Deed from Delroy Farquharson and Kristeen L. Farquharson, h/w, dated 09/01/2006, recorded 09/06/2006 in Book 2280, Page 624.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

URSULA TARTAGLIA, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RONALD G. MCTIGHE, A/K/A RONALD C. MCTIGHE, DECEASED, AND LEISA QUILES, ANDREW MCTIGHE, DALE MCTIGHE, SHANNON MCTIGHE, AND BRANDI MCTIGHE, IN THEIR CAPACITIES AS HEIRS-AT-LAW OF RONALD G. MCTIGHE, A/K/A RONALD C. MCTIGHE, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD G. MCTIGHE, A/K/A RONALD C. MCTIGHE, 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5178 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , MARCH 31, 2016

AT 10:00 A.M.

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

BEGINNING at an iron on the Westerly line of Township Route No. 503, said iron being the Southeasterly corner of Lot No. 1110 as shown on map entitled "Map of Subdivision of Lands of David Katz, 21 April 1969," thence along the Westerly line of said Twp. Rt. N. 503, S 5 degrees 48'50" E 109.00 feet to a curvature; Thence along the same on a curve to the right having a radius of 175 feet an arc length of 115.23 feet to a point of tangency; thence still along the same, S 31 degrees 54'42" W 251.80 feet to a point; Thence along the Easterly line of Lexington Drive in a Northerly direction on a curve to the left having a radius of 180 feet an arc length of 71.58 feet to a point of tangency; Thence along the same N 16 degrees 42'09" W 58.67 feet to an iron, the most Southerly corner of lands of Delmont Gannon; Thence along said lands of Delmont Gannon, N 37 degrees 04'50" E 242.00 feet to an iron, Thence along the same, N 52 degrees 55'10" W 160.50 feet to an iron, the most Southerly corner of Lot No. 1110, N 84 degrees 11'10" E 154.16 feet to the place of beginning. Being Lot No. 1111 on the aforesaid map.

BEING THE SAME PREMISES which Joseph V. Fantozzi, by deed dated 11/19/2005 and recorded 11/23/2005 in Book 2248 Page 9958 conveyed to William H. Shearer and Laurie Ann Shearer, husband and wife.

Pin #: 17-6391-04-83-8619

Tax Code #: 17/13/3/17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAURIE ANN SHEARER  
 WILLIAM H. SHEARER  
 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. FISSELL, ESQUIRE

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALICIA M. SANDOVAL, ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6370 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** message or dwelling house known as 395 and 395 1/2 North Courtland Street and tenement and lot, tract, piece or parcel of land situate in the Sixth Ward of the Borough of East Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the westerly line of North Courtland Street, corner to a lot conveyed to Harry F. Mackes; thence by said Mackes' lot, North seventy-three degrees West one hundred eighty-nine feet, more or less, to an iron pin on the easterly line of a street twenty feet wide, called Oak Street, and also distant twenty feet from the easterly right-of-way line of the Delaware Valley Railway; thence along the easterly line of said Oak Street, and parallel to said railway line on a six degree curve to the left, a distance of twenty-five feet, more or less, to an iron pin in line of a lot sold to the Delaware Valley Railway Company, for depot; thence by said lot and parallel to William Street, South eighty-four degrees forty minute East thirty feet to an iron pin corner to said depot lot; thence still by same and parallel to said Delaware Valley Railway right-of-way in a southerly direction twenty-seven feet to an iron being the northwest corner of land conveyed to G. Wells VanCampen and Fred J. Brown; thence by said land South seventy-two degrees thirty-one minutes East one hundred fifty and three-tenths feet, more or less, to the westerly line of North Courtland Street; thence by said street, North eleven degrees fifty-four minutes East forty feet to the place of BEGINNING.

ADDRESS: 395 N. Courtland Street, East Stroudsburg, PA 18301

TAX MAP OR PARCEL ID NO: 05-7301-08-77-7641

TAX CODE NO.: 5-6/2/77

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

**ALCIDES MAURICIO**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6574 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the Township of Tunkhannock , County of Monroe and State of Pennsylvania, being Lot No. 705, Candlewood Estates, recorded in Plot Book Volume 21, Page 15, bounded and described as follows, to wit:

Beginning at an iron in the northerly right-of-way of Timberline Drive being a corner of Lot No. 704, Candlewood Estates, thence along Lot No. 704, north 34 degrees 29'10" west (Magnetic Meridian 1966) for 257.98 feet to an iron a corner of lands of Mobile Developers, Inc., thence along lands of Mobile Developers, Inc., north 62 degrees 02'09" east for 201.30 feet to an iron a corner of Lot No. 706, Candlewood Estates, thence along Lot No. 706, Candlewood Estates, south 34 degrees 29'10" east for 235.12 feet to an iron in the northerly right-of-way of Timberline Drive, thence in a northerly right-of-way of Timberline Drive south 55 degrees 30'50" west for 200.00 feet to the place of beginning.

Containing 1.132 acres more or less.

Excepting and reserving unto Mobile Developing Co., and Donald G. Kishbaugh, their successors, heirs and assigns, a twenty foot strip of land immediately adjacent to the streets the herein conveyed lot is adjacent to, for the purpose of road maintenance and future road construction.

Title to said Premises vested in Johnnie Jones, Jr. by Deed from Robert Kotara and Malgorzata J. Kotara dated 10/10/2006 and recorded 10/16/2006 in the Monroe County Recorder of Deeds in Book 2284, Page 3009.

Being known as 1126 Timber Drive Blakeslee, PA 18610

Tax Parcel Number: 20/8A/2/19

Tax Pin Number: 20632102879214

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

**JOHNNIE JONES, 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 - March 4, 11, 18

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**M. TROY FREEMAN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4040 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract or piece of land consisting of two (2) contiguous lots or parcels of land, situate in the **borough of Mount Pocono** , county of Monroe, and state of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stake on the northerly side of Pocomo Manor road, said stake being south seventy-one (71) degrees west one hundred sixty-nine feet (169') from stones, a corner of lands now or late of Dorothy f. and Karl Manwiler and of Anna Coffman; thence along the northerly side of said Pocono Manor road, south seventy-one (71) degrees west fifty feet (50') to a stake, the southeasterly corner of lot 5, section b, as shown on the map hereinafter referred to; thence, along said lot no. 5, section 8, north nineteen (19) degrees west one hundred ninety-nine (199') to lands now or late of Maria Sebring; thence by Sebring lands, north seventy-one (71) degrees east fifty feet (50') to the northwesterly corner of lot no. 2, section b; thence, by said lot no. 2, south nineteen (19) degrees east one hundred ninety-eight (198') to the place of beginning being lots no. 3 and 4, section b, as shown on a map of lots of Mount Pocono, Pennsylvania, on lands of Mrs. B.G. Wood, said map having been made April 10, 1915 by Westbrook and Voss, civil engineers.

Also Known As 84 Fairview Avenue, Mount Pocono, PA 18344

BEING the same premises which Paul Schmid and Melonie Schmid, husband and wife, by Deed dated June 29, 2009 and recorded June 30, 2009 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2355 Page 8056, granted and conveyed unto Joshua P. Grauso, individual.

TAX ID: 10/8/3/54  
 PIN: 10635511754809

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

**JOSHUA P. GRAUSO**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2112 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lots or pieces of land situate in the **Township of Middle Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, as shown on the survey and original plat of Monroe Lake Shores, prepared by Frederick A. Conrad, Certified Land Surveyor, known as "Tract No. 8, Unit No. 8, in Block No. 7, Lots 5 and 6".

**FURTHER DESCRIBED AS** All that Certain lot or piece of land located in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lots 5 and 6 in Tract 8, in Block 7 on a map entitled Map of Monroe Lake Shores, Sections 8 and 9, Middle Smithfield Township, Monroe County, Pennsylvania, prepared from original map entitled Pocono Lakeshore, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, dated August 10, 1959, Scale 1"=100', Lot Plans of Units Nos. 8 and 9 as filed in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Plat Book Volume 59, at page 196, recorded in July 6, 1987.

Under and Subject to all restrictions which appear in the chain of title.

**BEING THE SAME PREMISES WHICH** Carol Booth, single, by Deed dated 12/19/2003 and recorded 12/23/2003 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2177, page 6982, granted nd conveyed unto Edward C. Booth and Christine Booth, his wife.

Parcel # 9/14D/8-7/5 (Lot 5)  
 Pin # 09/7325/03/23/7653 (Lot 5)  
 Parcel # 9/14D?8-7/6 (Lot 6)  
 Pin #09/7325/03/23/7584 (Lot 6)

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

**EDWARD C. BOOTH  
 A/K/A EDWARD BOOTH  
 CHRISTINE BOOTH**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTOPHER A. DENARDO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3240 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 , MARCH 31, 2016  
AT 10:00 A.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 Chestnuthill , in the County of Monroe, and State of Pennsylvania, designated as Lot No. 31 on a map entitled "Map of Final Plan, Section One, The Birches West", recorded in Plot Book Volume 36, Page 69, further bounded and described as follows, to wit:

**BEGINNING** at an iron on the northerly line of Brian Lane, said iron being the most southerly corner of Lot No. 30 as shown on the aforesaid map; thence along Lot No. 30, North 10 degrees 08 minutes 31 seconds East 111.34 feet to an iron, the southwesterly corner of Lot No. 32 as shown on the aforesaid map; thence along Lot No. 32, North 69 degrees 02 minutes 25 seconds East 265.00 feet to an iron on the westerly line of Daisy Drive; thence along the westerly line of Daisy Drive, South 20 degrees 57 minutes 35 seconds East 159.51 feet to a point of curvature; thence along the same on a curve to the right having a radius of 158.05 feet and an arc length of 85.79 feet to an iron, a point of compound curvature on a easement arc; thence along said easement arc on a curve to the right having a radius of 30 feet and an arc length of 47.12 feet to a point of tangency on the northern line of Brian Lane; thence along the northerly line of Brian Lane, North 79 degrees 51 minutes 29 seconds West 302.02 feet to the place of **BEGINNING**.

Title to said premises is vested in John Magrosky by deed from Cary H. Newell dated November 22, 2002 and recorded November 25, 2005 in Deed Book 2137, page 6585 Instrument Number 200248050.

Parcel No. 02/14D/1/16  
Pin No. 02633002953545

Being Known As: 1453 Brian Lane, Effort, Township of Chestnuthill, Monroe County, PA 18330

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

**JOHN MAGROSKY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1206 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

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

**BEGINNING** at a point on the westerly line of Cedar Lane, said point being the Northeasterly corner of Lot No. 702, as shown on a map entitled, "Plotting II, Spruce Hill Farms, Jacob Keuler, 17 August 1970"; thence, along Lot No. 702, (a radial line to the hereinafter described curve), N 85 degrees 07 minutes 20 seconds W 448.20 feet to a point on the line of lands of Sarah Fribole; N 1 degree 07 minutes 11 seconds W 264.16 feet to a stone, said stone being the most Northwesterly corner of the whole tract of which this lot was formerly a part; thence, along lands of Guybert VanGordon Warrantee, (a radial line to the hereinafter described curve), S 75 degrees 21 minutes 10 seconds E 498.25 feet to a point on the Westerly line of Cedar Lane; Thence, along said Westerly line of Cedar Lane in a Southerly direction on a curve to the left having a radius of 1050.00 feet an arc length of 179.03 feet to the place of **BEGINNING**.

**BEING** Lot No. 701 as shown on said map.

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

**BEING THE SAME PREMISES** which David A. Paradis and Heather L. Paradis, husband and wife, by Deed dated October 27, 2006 and recorded November 3, 2006 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2286, page 5439, and Instrument Number 200647316, granted and conveyed unto JoAnn M. Chiodo, an unmarried woman.

TAX ID: 1/6/1/19-15

PIN No.: 01639801273801

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



**JOANN M. CHIDO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5539 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**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 located in **Borough of Mt Pocono** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stake on the Northerly side of Hemlock Road, said point being also the Southeastery corner of Lot Number 14, Section E on the hereinafter mentioned map; Thence along the Northerly side of said Hemlock Road, North 73 degrees East 100 feet to a stake, said stake being also the Southwestery corner of lot number 12, Section E on the hereinafter mentioned map; Thence along the Westery line of lot number 12, Section E 200 feet to a point; Thence South 73 degrees West 100 feet to a point, said point being also the Northeastery corner of lot number 15, Section E; Thence along the Easterly line of lots numbered 15 and 14, Section E, 200 feet to said stake on the Northerly side of Hemlock Road, the place of **BEGINNING**.

It being intended to convey lot number 13, Section E, as shown on map of the Pine Hill Park (Formerly Pocono Forest Park) located at Mt Pocono, Pennsylvania dated January, 1927.

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

**TITLE TO SAID PREMISES VESTED** IN Benjamin W. DeLuca and Wendy L. DeLuca, h, by Deed from Wendy L. DeLuca, married woman, dated 10/21/2003, recorded 10/28/2003 in Book 2172, Page 1985.

**TAX CODE:** 106/5/1/29-3  
**TAX PIN:** 10636617000119

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

**BENJAMIN W. DELUCA**

**WENDY L. DELUCA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1884 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece of parcel of land situated, lying and being in the **Township of Barrett** , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at n iron pin at the common corner of Lot No. 52 and Lot No. 61 as shown on a subdivision plan entitled Vacationland Realty Co. (Oaklyn Park) recorded in Map Book 7 page 138 said point lying S 76 degrees 01'00" E 200.00 feet from the Easterly 30 foot right-of-way of Hemlock Lane; thence along land formerly of Willard Sengle and crossing Maple Lane at 485 feet +- S 79 degrees 01'00" 881.14 feet to an iron pin; thence along lands formerly of Quintus Case and Wm. H. Good S 47 degrees 32'00" W 945.50 feet to an iron pin; thence along lands of good and Francis Randolph N 33 degrees 28'00" W 200.00 feet to an iron pin; thence along lands of Randolph and Wayne Channell N 33 degrees 13'00" 365.15 feet to an iron pin; thence along Lot No. 55 as shown on the above referenced map N 58 degrees 39'44" E 82.30 feet to an iron pin; thence along Lots 54, 53 and 52 (Oaklyn Park) N 13 degrees 59'00" E 300.00 feet to the point and place of beginning. Containing 9.45 acres.

**BEING THE SAME PREMISES** which Nelson Smith and Barbara Smith, as Executors of the Estate of Willard S. Albert, deceased, by deed dated 01/20/2006 and recorded 02/03/2006 in Book 2256 Page 7949 conveyed to Jonathan Rack and Dawn Rack, husband and wife.

**Pin #:** 01638703440416  
**Tax Code #:** 01/13/1/23

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

**DAWN RACK  
JONATHAN RACK  
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  
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2610 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, MARCH 31, 2016  
AT 10:00 A.M.

**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 Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line of lands of William F. Deibert, from which a stone corner, common to lands of the Commonwealth of Pennsylvania, lands of said William F. Deibert and being also the northeastern corner of the whole tract, of which this lot was formerly a part, bears (Bearings from the MM of 1963), north 33 degrees 36 minutes west, distant 946.06 feet;

THENCE along lands of said William F. Deibert, south 33 degrees 36 minutes east, 105.00 feet to an iron pipe on the northerly line of road leading to Monroe Lake Shores;

THENCE along said road, south 50 degrees 07 minutes 30 seconds west, 105.00 feet to an iron pipe;

THENCE by other lands of the Grantor of which this lot was formerly a part, north 33 degrees 36 minutes west, 105.00 feet to an iron pipe;

THENCE by the same, north 50 degrees 07 minutes 30 seconds east, 105.00 feet to the place of BEGINNING.

CONTAINING 0.24 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Guy Oney and Eva E. Oney, h/w, by Deed from Joseph c. McCrickard and Virginia Turner, Co-Executors of the Estate of Joseph McCrickard, deceased, dated 05/19/2000, recorded 07/03/2000 in Book 2080, Page 9242.

TAX CODE: 09/14/1/5-2

TAX PIN: 09-7315-00-75-3356

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

**GUY ONEY  
EVA E. ONEY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4996 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, MARCH 31, 2016  
AT 10:00 A.M.

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

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

BEGINNING at a pipe on the northerly side of Scott Street as shown on the hereinafter mentioned plot plan; thence along the said northerly side of Scott Street (40 feet in width) south 84 degrees 45 minutes 50 seconds West 251 feet to a pipe in line of land of Jay W. Kresge; thence by said lands of Jay W. Kresge North 4 degrees 43 minutes 10 seconds West 162 feet to a pipe; thence along the southerly line of Lot No. 9 and the southerly line of Lot No. 10 North 84 degrees 45 minutes 45 seconds East (at 140.15 feet passing over a pipe) 249.54 feet to a pipe, the northwest corner of Lot No. 13; thence along the westerly line of Lot No. 13 South 5 degrees 15 minutes 10 seconds East 162 feet to the place of beginning.

CONTAINING 40,543 square feet, more or less.

BEING Lot No. 14 as shown on a plot plan titled Bush's Garden recorded in Plot Book 20, page 121. The above described lot is subject to covenants and temporary turnaround as shown on said plot plan.

Being Known As 14 Scott Street, Brodheadsville, PA 18322

BEING the same premises which Michael James Hortsman by Deed dated April 21, 2000 and recorded April 27, 2000 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2077 Page 9752, granted and conveyed unto Michael J. Horstman.

TAX ID: 02/9E/1/16

PIN: 02624804537514

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL JAMES HORSTMAN A/K/A MICHAEL J. HORSTMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

Being known as 411 Alpine Lake East aka 184 Alpine Lake Road, Henryville, PA 18332

Tax Parcel Number: 12/4A/1/38

Tax Pin Number: 12637404927185

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

IVAN VIAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2984 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, MARCH 31, 2016

AT 10:00 A.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 Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe on the easterly line of Alpine Lake East, said iron pipe being the most southerly corner of Lot 412 as shown on map entitled "Section A, Alpine Lake, 3 May 1965"; thence along Lot No. 411 as shown on said map, (a radial line to the hereinafter described curve) north 52 degrees 00 minutes 20 seconds east 190.91 feet to an iron pipe; thence along Lot No. 417, as shown on said map, south 42 degrees 32 minutes 00 seconds east 62.02 feet to an iron pipe; thence along Lot No. 418 as shown on said map, south 23 degrees 30 minutes 00 seconds east 63.17 feet to an iron pipe; thence along Lot 410, as shown on said map, south 66 degrees 30 minutes 00 seconds west 196.79 feet to an iron pipe; thence along the easterly line of Alpine Lake East, as shown on said map, north 23 degrees 30 minutes 00 seconds west 8.94 feet to a point of curvature; thence by the same, as shown on said map on a curve to the left having a radius of 260.00 feet an arc length of 65.77 feet to the place of beginning.

Being Lot No. 411 as shown on said map.

Title to said Premises vested in Ivan Vias by Deed from Robert Ebner dated 06/05/2004 and recorded 06/29/2004 in the Monroe County Recorder of Deeds in Book 2194, Page 6331.

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1312 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron on the easterly line of Hickory Street, said iron being the southwesterly corner of Ernest J. Schaller, etux, as shown on map entitled "Final Major Subdivision Montovision" revised 4/7/94 and recorded in Plot Book Vol. 66 Page 58; Thence along lands of L.A. Pillsbury, lands of Gregory c. Walker, etux, and lands of Joseph Hodgson, etux, S 43°15'29" W 278.17 feet to an easterly line of Hickory Street as shown on said map in a northerly direction on a curve to the left having a radius of 60.00 feet an arc length of 59.63 feet to an iron at a point of reverse curvature; Thence by the same, on a curve to the right having a radius of 50.00 feet an arc length of 33.58 feet to an iron at a point of reverse curvature; Thence still by the same, on a curve to the left having a radius of 175.00 feet an arc length of 138.55 feet to an iron at a point of tangency, the place of BEGINNING. Containing 22, 226 square feet, more or less. BEING Lot 1 as shown on said map.

BEING THE SAME PREMISES which Russell Brigham and Karen Brigham, by deed dated 06/14/2007 and

recorded 06/22/2007 in Book 2308 Page 9158 conveyed to Richard Stoute.

Pin #: 10635511761248

Tax Code #: 10/113055

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

**RICHARD STOUTE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9778 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, MARCH 31, 2016

AT 10:00 A.M.

**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:**

**BEGINNING** at an iron pin on the southerly line of Township Road 465 (Winter Hill Road), being a common corner of Lot No. 24 and Lot No. 25 as shown on a plan titled "Walter G. Gould", dated July 5, 1973 and recorded in Plot Book Volume 20 page 55; thence by said Lot No. 25 South 4 degrees 35 minutes 10 seconds East 273.60 feet to an iron pin; thence by Lot No. 23 North 79 degrees 40 minutes 16 seconds West 225.91 feet to an iron pin on the easterly line of the aforementioned Township Road No. 465; thence along said easterly line of Township Road No. 465 North 10 degrees 19 minutes 44 seconds East 100.00 feet to a point of curvature; thence by the same on a curve to the right having a radius of 160.00 feet for an arc length of 209.68 feet (chord bearing and distance being North 47 degrees 52 minutes 17 seconds East 194.99 feet) to a point of tangency on the aforementioned southerly line of Township Road No. 465; thence along said southerly line of Township Road No. 465 North 85 degrees 24 minutes 50 seconds East 37.95 feet to the place of **BEGINNING**.

**CONTAINING 1.017 acres of land. BEING Lot No. 24 as shown on the above described plan.**

**TITLE TO SAID PREMISES VESTED IN Freeman Gladd, by Deed from Freeman Gladd and Deborah**

Gladd, husband and wife, dated 07/09/2013, recorded 07/12/2013, in Book 2423, Page 5111.

TAX CODE: 13/1/2/26

TAX PIN: 13623903017221

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

**FREEMAN GLADD**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1254 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, MARCH 31, 2016

AT 10:00 A.M.

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

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

**BEGINNING** at an iron pin in the Southerly line of Township Road No. 375; thence along Lot No. 2 on the "Subdivision of Beechwood Acres", South 10 degrees 20 minutes West 150 feet to a point; thence by the same, South 21 degrees 05 minutes 42 seconds West 136.37 feet to a point; thence along the Northerly line of a street designated as Michael Street on said map, North 68 degrees 54 minutes 18 seconds West 123.94 feet to a point in line of Lot No. 13; thence along Lot No. 13, North 21 degrees 05 minutes 42 seconds East 65.49 feet to a point; thence along lands now or late of Stanley L. Hahn, North 10 degrees 20 minutes East 183.5 feet to a point in the Southerly line of Township Road No. 375; thence along the Southerly line of said Township Road No. 375; thence along the Southerly line of said Township Road No. 375 South 79 degrees 40 minutes East 135 feet to the point and place of beginning.

**BEING THE SAME PREMISES WHICH Edward Cruz, by Deed dated 06/04/2004 and recorded 06/28/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2194 Page 4632, granted and conveyed unto Edward Cruz and Vivian Cruz.**

Improvements: Residential property

Tax Code No. 15/5A/2/10  
Pin #15625701168468

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWARD CRUZ  
VIVIAN CRUZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JESSICA MANIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ALEXANDER ORTIZ  
VILMARY ORTIZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6200 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, MARCH 31, 2016  
AT 10:00 A.M.

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

Parcel No. 1  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 5024, Section CIIB, Emerald 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 16, Page 103.

Parcel No. 2  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 5025, Section CIIB, Emerald 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 16, Page 103.

Parcel No. 3  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 5329 & 5330, Section CIIA, Emerald 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 17, Page 77.

**TITLE TO SAID PREMISES IS VESTED IN** Alexander Ortiz and Vilmary Ortiz, h/w, by Deed from Jerry F. Coleman and James J. Erb, dated 05/27/2014, recorded 06/09/2014 in Book 2439, Page 885.

TAX CODE: 19/31/1/35  
TAX PIN: 19634401366621

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8319 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, MARCH 31, 2016  
AT 10:00 A.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 and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:  
Lot 30, Block 42, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Nine, Coolbaugh Township, Monroe County, Pennsylvania dated April 1965 '1' to '100'

by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania in Plat Book 9 at Page 177 on May 4, 1965.

UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Record Book Volume 388 at Page 1187.

BEING the same premises about to be conveyed to Michael McKenna, the mortgagor herein, by Deed of Dennis P. Donovan and Patricia Donovan, his wife, dated October 4, 2002 and about to be recorded simultaneously herewith in the Office of the Recorder of Deeds in and for Monroe County

PIN: 3/20B/1/27  
BEING THE SAME PREMISES WHICH Michael McKenna, by Deed dated December 31, 2010 and recorded February 3, 2011 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2382, Page 5855, granted and conveyed unto Angela Albert

Improvements: Residential property  
Parcel # 3/20B/1/27  
Pin #03630606480497

**SEIZED AND TAKEN IN EXECUTION AS THE**

PROPERTY OF:  
MICHAEL MCKENNA  
ANGELA ALBERT

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

GEORGE F. LENSI A/K/A  
GEORGE LENSI

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2570 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, MARCH 31, 2016  
AT 10:00 A.M.

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

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

BEGINNING at a stake on the northerly side of Grandview Street, said point being distant two hundred feet on a course of South seventy one degrees fifteen minutes East from the intersection of the east line of North Courtland Street with the North line of Grandview Street: thence along the northerly line of Grandview Street South seventy one degrees fifty minutes East forty feet to a post; thence by other lands of the parties of the first part, of which this lot was formerly a part, viz: (previously of Jay P. Kaul) North eighteen degrees ten minutes West one hundred eighty seven feet more or less to a road or right of way leading to North Courtland Street; thence along said road North seventy one degrees forty minutes West forty feet to a post distant two hundred feet from the east line of said North Courtland Street on a course of South seventy one degrees forty minutes East; thence by land now or late of George Custard and wife South eighteen degrees ten minutes West one hundred eighty seven feet more or less to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN George F. Lensi, by Deed from Thomas G. Schneider, dated 07/10/2003, recorded 07/15/2003 in Book 2159, Page 7525.

TAX CODE: 5-6/1/3/16  
TAX PIN: 05730220805225

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY 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 3841 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, MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 304, Birch Hollow Estates, Section Five, recorded in Plot Book Volume 57 page 170, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Woodcrest Avenue said iron also being a corner of Lot No. 305, Birch Hollow Estates, thence along Woodcrest Avenue, N 61 degrees 41 minutes 59 seconds E (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 303, Birch Hollow Estates, S 28 degrees 18 minutes 01 second E for 401.43 feet to an iron, thence along Lot No. 64 and Lot No. 63, Section Two, Birch Hollow Estates, S 12 degrees 00 minute 00 second W for 142.92 feet to an iron, thence along Lot No. 349, Section Six, Birch Hollow Estates, S 89 degrees 48 minutes 29 seconds W for 65.25 feet to an iron, thence along Lot No. 305, Birch Hollow Estates, N 28 degrees 18 minutes 01 second W for 479.68 feet to the place of BEGINNING. CONTAINING 1.621 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Osmar Delgadillo and Cecilia S. Delgadillo, h/w, by Deed from Marketing Technology, Inc., a Pennsylvania Corporation, dated 04/06/1987, recorded 05/11/1987 in Book 1552, Page 1479.

TAX CODE: 02/17b/1/304  
TAX PIN: 026320034384204

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OSMAR DELGADILLO  
CECILIA S. DELGADILLO A/K/A  
CECILIA DELGADILLO

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6427 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 , MARCH 31, 2016  
 AT 10:00 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 Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 209, as shown on "Plotting No. IV, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pa., made by Leo A. Achterman, Jr., Revised 7/24/67, and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, page 65.

**TITLE TO SAID PREMISES VESTED IN David C. Macaluso** given by Barbara Ann Lesoine and Ross R. Lesoine, her husband Dated: September 8, 1997 Recorded: September 10, 1997 Bk/Pg or Inst#: 2039/9115,

Mortgagor David C. Macaluso died on 02/16/2010, leaving a Last Will and Testament dated 02/12/2010. Letters Testamentary were granted to Melissa Anne Macaluso on 03/02/2010 in Monroe County, No. 4510-0095. The Decedent's surviving heirs at law and next of kin are David J. Macaluso and Nicholas Macaluso.

Tax Code: 16/10B/1/55  
 Tax Pin: 16731201071030

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

**ANN M. MACALUSO  
 MELISSA ANNE MACALUSO, IN CAPACITY AS EXECUTRIX OF THE ESTATE OF DAVID C. MACALUSO  
 DAVID J. MACALUSO, IN HIS CAPACITY AS DEVEISEE OF THE ESTATE OF DAVID C. MACALUSO  
 NICHOLAS MACALUSO, IN HIS CAPACITY AS DEVEISEE OF THE ESTATE OF DAVID C. MACALUSO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9260 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**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 and messuage, situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron on the southerly line of a road 40.00 feet in width, said iron being the northwesterly corner of Lot No. 616 as shown on map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29 March 1965"; thence along Lot No. 616 south 25 degrees, 4 minutes, 40 seconds east 150.00 feet to an iron, said iron being the northeasterly corner of Lot No. 608; thence along Lot No. 608, south 64 degrees, 55 minutes, 20 seconds west 100.00 feet to a point said point being the southeasterly corner of Lot No. 614; thence along Lot No. 614, north 25 degrees, 4 minutes, 40 seconds west 150.00 feet to an iron on the southerly line of the above mentioned road; thence along the southerly line of the said road, north 64 degrees, 55 minutes, 20 seconds east 100.00 feet to the place of beginning.  
 Being Lot No. 615, as shown on said map.  
 Containing 0.34 acres.

Title to said premises vested in Kevin B. Kojeszewski by Deed from Paul Allen Schmid and Melonie A. Schmid, husband and wife dated 10/15/1998 and recorded 10/19/1998 in the Monroe County Recorder of Deeds in Book 2054, page 9245.  
 Being known as 615 Mattioli Road, Bartonsville, PA 18321

Tax Parcel Number: 12/9A/2/102  
 Tax Pin Number: 12637204916764

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

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

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  
ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1390 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 , MARCH 31, 2016  
AT 10:00 A.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 Tobyhanna, County of Monroe and State of Pennsylvania, more particularly bounded and described as follows, to wit:**

BEING Lot 14 ABC, Block A-51, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Ten, Tobyhanna Township, Monroe County, Pennsylvania, dated April 1965, Scale 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 12, Page 23 on December 16, 1958.

Having thereon erected a dwelling house known as: 7785 Lakeshore Drive Arrowhead Lakes Pocono Lake, PA 18347

TAX CODE #19/17A/1/289  
PIN #19-6306-05-17-7800

BEING THE SAME PREMISES WHICH Thomas P. Schwarzwald et al, by Deed dated 11/7/07 and recorded 12/6/07 in Monroe County Record Book 2322, Page 5557, granted and conveyed unto Maureen Hanley.

To be sold as the property of Maureen Hanley on Judgment No. 1390 CV 2015

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:**

**MAUREEN HANLEY**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9109 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 , MARCH 31, 2016  
AT 10:00 A.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, ad the Commonwealth of Pennsylvania and being Lot 602 on the map or plan bearing title or legend "Section F", Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania. Scale 1"=100', Date: July 2, 1963, L.A. Achterman, Jr., P.E., East Stroudsburg, PA, Revised July 22, 1963, Revised August 29, 1963, Revised January 20, 1964, bounded and described as follows, to wit:**  
Beginning at an iron pin in the Westerly line of Locust Lane and at the Northeasterly corner of Lot No. 601 on said map; thence North 11°43'20" West along said Westerly line of Locust Lane for a distance of 90 feet to an iron pipe at the Southeasterly corner of Lot No. 603; thence extending of that 90 foot width or breadth.

Being known as Tax Parcel Number: 19/11A/1/4 in the Tax Assessment Office of Monroe County, Pennsylvania.

BEING THE SAME PREMISES WHICH George Kraus, by Deed dated 05/30/2007 and recorded 06/06/2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2307 Page 3722, granted and conveyed unto Adam Abrams and Cassandra Abrams.

Improvements: Residential property.

Tax Code No. 19/11A/1/4

Pin #19630604511805

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

**ADAM ABRAMS**

**CASSANDRA ABRAMS**

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

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



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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JESSICA MANIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6350 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Chestnut Hill**

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill , County of Monroe, and Commonwealth of Pennsylvania, being Lot 17, Section 6, Sierra View, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Page 49.**

**NOTE FOR INFORMATION ONLY:** Being on the Tax Map of the Township of Chestnut Hill, County of Monroe, State of Pennsylvania

**BEING THE SAME PREMISES WHICH Luz A. Rodriguez-Rivera a/k/a Luz A. Rivera and Samuel Rivera, husband and wife, as tenants by the entireties, by Deed dated January 3, 2006 and recorded December 28, 2006 in the Office of the Recorder of Deeds, in and for Monroe County, in Record Book Volume 2292, Page 986, granted and conveyed unto Luz A. Rodriguez-Rivera and Samuel Rivera, husband and wife, as tenants by the entireties.**

**Improvements: Residential property  
 Tax Code No. 02/6C/1/20  
 Pin #: 02634103024900**

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

**LUZ A. RODRIGUEZ-RIVERA  
 A/K/A  
 LUZ RODRIGUEZ-RIVERA  
 SAMUEL RIVERA**

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

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

f's Sale."

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JESSICA N. MANIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3083 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**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 Coolbaugh Township , County of Monroe, Commonwealth of Pennsylvania.**

Being known and designated as Lot No. 214, Section F as shown on "Map of Pocono Country Place" on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 11, 13 and 15.

Together with the right to the grantees to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the grantor as the grantor may designate from time to time, for the purpose of ingress, egress and regress in common with the grantor its successors and assigns and other persons to and from the public highways, excepting and reserving, however to the grantor, sewer and other utility lines.

The grantor does not hereby dedicate said private road to public use.

Title to said Premises vested in Avtar Kris Nanda and Maria Nanda, husband and wife by Deed from Mohammed Malik dated 07/31/2008 and recorded 08/14/2008 in the Monroe County Recorder of Deeds in Book 2340, Page 4726.

Being known as F214 Boardwalk Drive, Mount Pocono, PA 18344

**Tax Parcel Number: 03/8C/1/84  
 Tax Pin Number: 03635814438596**

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

**AVTAR KRIS NANDA A/K/A  
 AVTAR K. NANDA  
 MARIA NANDA**

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

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

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

the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1750 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT PARCEL of land in the township of Barrett, county of Monroe, state of Pennsylvania as more fully described in document 200918952 and being more particularly described as follows:**

BEING lot no. 209 as shown on the original plan of lots known as Pocono outpost, section 2A, dated September 23, 1980, and prepared by Edward C. Hess Associates, Stroudsburg, Pennsylvania, and recorded in the office for the recording of deeds in and for Monroe county in plot book 45, page 79.

IT BEING THE SAME PREMISES which Gregory A. Longo, by his deed dated the 26th day of June, 1989, and recorded the 29th day of June, 1989, in the office of the recorder of deeds for Monroe county, Pennsylvania, in deed book volume 1688, page 970, granted and conveyed to Gregory A. Longo and Maria E. Longo, husband and wife.

SUBJECT to declaration dated November dated November 1, 1979 and recorded in the office for the recording of deeds in and for Monroe county indeed book 1017, page 196, and amended by amendment dated February 2, 1981 and recorded in deed book 1090, page 188.

TITLE TO SAID PREMISES VESTED IN Michael T. Morgan, by Deed from Gregory A. Longo and Maria E. Longo, h/w, dated 07/21/20090, recorded 07/29/2009 in Book 2357, Page 5273.

TAX CODE: 1/7A/2/9

TAX PIN: 01-7307-01-08-2321

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

**MICHAEL T. MORGAN**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
 PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1183 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT PARCEL of land in Township of Middle Smithfield , Monroe County, Commonwealth of Pennsylvania, as more fully described in Deed Book 1921, page 0797, ID#9/6D/2/17, being known and designated as Lot 18, Section 5, Winona Lakes.**

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

BEING shown and designated as Lot No. 18 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania dated July 17, 1972 in the recorder's office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 17, page 69, Containing 49,694 square feet, more or less. Being Lot No. 18 on the above described plan.

BEING THE SAME PREMISES which Lydia Miller, an unmarried woman, by deed dated 01/07/2011 and recorded 02/03/2011 in Book 2382 Page 5860 conveyed to Lydia Miller, an unmarried woman and Richard Charles Ellis, an unmarried man.

Pin #: 09733402888816

Tax Code #: 09/6D/2/17

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

**LYDIA MILLER**

**THE UNKNOWN HEIRS OF  
 RICHARD CHARLES ELLIS,  
 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  
**CRYSTAL ESPANOL, ESQUIRE**

Sheriff of Monroe County  
 Pennsylvania  
**STEPHEN M. HLAKIK, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1968 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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10527 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, MARCH 31, 2016**

**Thursday, MARCH 31, 2016**

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

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

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

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

**ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania BEING Lot 118 on the plan titled "Map of Subdivision of Lands of Isaac Miller" recorded in Plot Book Volume 10, Page 93, (also recorded in Plot Book Volume 36, Page 103), being more fully described as follows, to wit: BEGINNING at a point on the west die of Old Sullivan Road, as said point being the northeast corner of the herein described lot; thence along the west die of Old Sullivan Road, South 24 degrees 54'10" East (Magnetic Meridian) 100 feet to a point; thence along Lots 117 and 116 above recited plan South 32 degrees 15'50" West 163 feet to a point; thence along Lots 113 and 112 on the above recited plan North 65 Degrees 05'50" East, 190 feet to the place of BEGINNING.**

**ALL THAT CERTAIN message, tenement and lot or parcel of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot 1109 Section F, 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 No. 11, Page 169.**

**BEING THE SAME PREMISES which George M. Lease and Lorraine F. Lease, husband and wife, by their deed dated September 11, 1991 and recorded September 12, 1991 in the office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Deed Book Volume 1793 page 1524 granted and conveyed unto Donald O. Mason and Margaret D. Mason, husband and wife. The said Donald O. Mason having died on September 16, 1998, property became vested in Margaret D. Mason by operation of law.**

**BEING THE SAME PREMISES which George M. Lease and Lorraine F. Lease, husband and wife, by their deed dated September 11, 1991 and recorded September 12, 1991 in the office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Deed Book Volume 1793 page 1524 granted and conveyed unto Donald O. Mason and Margaret D. Mason, husband and wife. The said Donald O. Mason having died on September 16, 1998, property became vested in Margaret D. Mason by operation of law.**

Parcel Identification No: 3/7D/2/18  
 Map #: 03-6357-02-56-7025

**BEING TAX I.D. NO. 19/2/2/10  
 PIN NO.: 19-6344-04-93-8293**

**TITLE TO SAID PREMISES IS VESTED IN John J. Liedemann, unmarried, by Deed from Margaret D. Mason, widow, dated 08/10/2001, recorded 08/14/2001 in Book 2102, page 4651**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 PIERANGELO BONATI, AS TRUSTEE FOR THE RED CARDINALS CHIRPING A SONG TRUST AND**

**Improvements: Residential dwelling  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JAMES D. VALENZANO AND  
 MARY JEAN VALENZANO**

**JOHN J. LIEDEMANN  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Todd A. Martin

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
 MARTHA E. VON ROSENSTIEL,  
 ESQUIRE

Pennsylvania  
 STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1499 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, MARCH 31, 2016

AT 10:00 A.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. 15, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

BEING part of the same premises which Pocono Lakes, Inc. a Pennsylvania corporation and Edwin Krawitz and Barbara D. Krawitz, husband and wife and Minda L. Krawitz, unmarried, by the Attorneys-in-Fact Edwin Krawitz and Barbara D. Krawitz, by indenture bearing date the 1st day of May 1998, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 4th day of May 1998, in Record Book Volume 2047, Page 8387, granted and conveyed unto LTS Development, Inc., in fee.

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

BEING TAX ID NO. 16/90945

PIN NO. 16731102982238

BEING the same premises which LTS Development, Inc., a Pennsylvania Corporation by Deed dated May 24, 2000 and recorded May 31, 2000 in the Office of the Recorder of Deeds in and for Monroe County, Pa as Instrument Number 200019116 granted and conveyed unto Elizabeth A. Buell, in fee.

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

**ELIZABETH A. BUELL**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3738 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, MARCH 31, 2016

AT 10:00 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 partly in the Township of Coolbaugh and partly in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 302, Section A as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.,' and recorded in Monroe County, Pennsylvania in Plot Book No. 8, Page 121.

BEING the same premises conveyed by deed dated October 14, 1977 from Charles E. Will and Selma Will, his wife to Walter Halperin and Marcia R. Halperin, his wife and recorded in Monroe County Record Book 823 at Page 240.

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

Parcel Identification No: 3/14A/1/56

Map #: 03-6345-02-45-9584

**TITLE TO SAID PREMISES IS VESTED IN Audrey M.**

Whalen, as an individual, by Deed from Walter Halperin and Marica R. Halperin, his wife, dated 05/20/2004, recorded 06/03/2004 in Book 2192, Page 1477.

Improvements: Residential dwelling

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

**AUDREY M. WHALEN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7019 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 , MARCH 31, 2016  
AT 10:00 A.M.

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, containing 0.53 acres, designated as Section CIIIA, according to a Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania.

BEING the same premises which James Greer, by deed dated December 27, 2008 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2346, page 8102, granted and conveyed unto D. E. & S. Properties, Inc. t/a Classic Quality Homes, Grantor hereof, in fee.

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

UNDER AND SUBJECT to Declaration of Sight Restriction as set forth in Record Book Volume 2333, page 6491.

BEING THE SAME PREMISES which D. E. & S. Properties Inc. t/a Classic Quality Homes, by deed dated 3/1/2010 and recorded 3/4/2010 in Book 2367 Page 5569 conveyed to Melvin Thomas.

Pin #: 19634401480299

Tax Code #: 19/31/1/18

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

**MELVIN THOMAS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

VICTORIA W. CHEN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2208 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 , MARCH 31, 2016  
AT 10:00 A.M.

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 land situated in the Township of Middle Smithfield , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING shown and designated as Lot No. 18 on a certain map or plan of lots entitled 'Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, PA dated August 4, 1972 and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch=100 feet,' recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, October 2, 1972, in Plot Book Volume 17, Page 103.

CONTAINING 12,003 square feet, more or less.

TITLE TO SAID PREMISES VESTED IN Katarzyna Siwulec and Zofia Mieczkowska by Deed dated 04/30/2007 given by Federal National Mortgage Association aka Fannie Mae, a corporation organized under an Act of congress and existing pursuant to the Federal National Mortgage Association Charter Act recorded 05/01/2007 in Book 2303, Page 8163.

TAX CODE: 09/4D/4/19

TAX PIN: 09734503104066

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

**KATARZYNA SIWULEC**

**ZOFIA MIECZKOWSKA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3724 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, MARCH 31, 2016  
AT 10:00 A.M.

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

BEING Lot No. 402, Rossland Lakes.

BEGINNING at an iron pin in the westerly side of Woodland Drive, said pin also marking the Southeast corner of Lot No. 401 of Rossland Lakes; thence along the westerly side of said Woodland Drive South 17 degrees 03 minutes 10 seconds West 220.00 feet to an iron pin; thence along Lot No. 403 South 72 degrees 56 minutes 50 seconds West 199.21 feet to an iron pin in line of land now or late of Thomas Meixsell North 16 degrees 51 minutes 03 seconds West 220.00 feet to an iron pin; thence along the aforementioned Lot No. 401 North 72 degrees 56 minutes 50 seconds East 198.44 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Dennis Weadock and Cindy Claus, h/w, by Deed from Wanda M. Myers and Robert Leroy Myers, her husband, dated 08/28/2006, recorded 09/06/2006 in Book 2279, Page 9995.

TAX CODE: 15/3A/2/23

TAX PIN: 15626601186033

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CINDY CLAUD

DENNIS WEADOCK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5042 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, MARCH 31, 2016  
AT 10:00 A.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. 32 as shown on map of Robert S. Phoenix Development, Coolbaugh Township, Monroe County, Section 2 October 26, 2963 as revised and recorded in the office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania in and for the County of Monroe in Map Book 2, page 91.

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

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

TITLE TO SAID PREMISES VESTED IN Richard Burke, by Deed from Richard Burke and Patricia E. Burke, his wife, dated 02/01/2012, recorded 02/24/2012 in Book 2398, Page 5105.

TAX CODE: 03/3A/1/15-1

TAX PIN: 03635702786228

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA E. BURKE

RICHARD M. BURKE

A/K/A RICHARD BURKE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1742 CIVIL 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 , MARCH 31, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or parcel of land situate in the Township of Tobyhanna , County of Monroe, Commonwealth of Pennsylvania, designated as Lot 132 on a plan of Laurel Mountain Springs now The Estates at Emerald Lake, recorded in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Plot Book Volume 56, Page 73.

UNDER AND SUBJECT to the rights of Pocono Heritage Land Trust, Inc., in and to the portion of the property designated as Parcel DD Wetlands Conservation Reserve in the aforesaid Plot Book Volume 56, Page 73.

UNDER AND SUBJECT to the rights of others to the use of a 30 feet wide right of way running across the property as shown in Plot Book Volume 56, Page 73.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Vanhorn and Edith P. Vanhorn, his wife and Jose Bonilla, as joint tenants with the right of survivorship, by Deed from Douglas E. Swink, dated 06/13/1997, recorded 06/18/1997 in Book 2037, page 1021.

TAX CODE: 19/7B/1/94  
TAX PIN: 19-6344-03-44-0198

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSE V. BONILLA  
A/K/A JOSE BONILLA  
ROBERT S. VANHORN, SR.  
A/K/A ROBERT S. VANHORN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2064 CIVIL 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 , MARCH 31, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground, situate in the Township of Stroud , County of Monroe and Commonwealth of Pennsylvania, bounded and described according to a Plan of Mountain View and recorded in Monroe County in Plot Book Volume 77, Pages 43-49, as follows to wit:

BEING Lot #969, on said plan, also known as 969 Daf-fodil Drive.

BEING THE SAME PREMISES WHICH BML at Mountain View, LP, a Pennsylvania Limited Partnership, by Indenture bearing date 03/07/2007 and recorded 03/28/2007 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2300 Page 5430, granted and conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee. Parcel Identification No: 17/98024

Map #: 17-7302-01-18-5703  
Improvements: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Keith Korchma, a married man, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 05/31/2007, recorded 06/26/2007 in Book 2309, Page 1420.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEITH KORCHMA  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3189 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, MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot or piece of ground situate in the township of Middle Smithfield, county of Monroe, and commonwealth of Pennsylvania, bounded and described as follows:**

**BEING** shown and designated as lot no. 32 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 Associates, scale being 1 inch=100 feet', recorded October 24, 1972, in the recorder's office, Stroudsburg, Monroe county, Pennsylvania, in plat book volume 18, page 7.

**CONTAINING 28,410 square feet, more or less.**

**TITLE TO SAID PREMISES IS VESTED IN** Gregory S. Hanson and Jennifer L. Hanson, as joint tenants with right of survivorship, by Deed from Kathy Matlock and Jennifer Hanson, as joint tenants with right of survivorship, dated 04/14/2011, recorded 04/26/2011 in Book 2285, Page 8509.

**TAX CODE:** 09/4D/2/31

**TAX PIN:** 09734401188998

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

**GREGGORY S. HANSON  
JENNIFER L. HANSON**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARIO J. HANYON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3778 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, MARCH 31, 2016  
AT 10:00 A.M.**

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

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

**SITUATE** in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as lot no. 4401, section c2a, 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 on record.

**Also Known As** 332 Cedar Drive f/k/a 250 Glad Drive f/k/a 4401 Cedar Drive, Long Pond, PA 18334-7722

**BEING** the same premises which Nein Chiang, Jr and Elizabeth Chiang, husband and wife by Deed dated August 21, 2001 and recorded August 31, 2001 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2103 Page 6215, granted and conveyed unto Howard Brown and Paulette Haffenden, husband and wife. Howard Brown departed this life on 08/22/2012.

**TAX ID:** 19/3G/1/62

**PIN:** 19634404539960

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

**PAULETTE HAFFENDEN**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18**



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3767 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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. 5407, section 5, as shown on "plotting of Pocono Farms east, Coolbaugh Township, Monroe county, Pennsylvania made by Achterman associates," on file in the office for the recording of deeds, in and for Monroe county, in plot book no. 17 at page 23.**

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

**Also Known As 359 Coach Road f/k/a 5407 Buckingham Circle, Tobyhanna, PA 18466**

**BEING the same premises which Duane Elmore and Esmeralda Elmore, husband and wife, by Deed dated October 28, 2010 and recorded October 29, 2010 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2378 Page 228, granted and conveyed unto Duane Elmore.**

**TAX ID: 03/4D/1/204  
PIN: 03636601296880**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DUANE ELMORE  
ESMERALDA ELMORE**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8367 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Ross, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 52, Owl Hollow I, as shown on map of lands of Truco, Inc., and recorded in the office for the Recording of Deeds, at Stroudsburg, Monroe County, Pennsylvania, in Plot Book No. 23, Page 103.**

**BEING THE SAME PREMISES which Lillian D. Terplan n/k/a Lillian D. Heisler, by Deed dated May 12, 1999 and recorded in the Office for the Recording of Deeds in and for Monroe County in Deed Book 2063, Page 6809 granted and conveyed unto Gregory L. Heisler and Lillian D. Heisler, their heirs and assigns, Grantees herein.**

**Parcel Identification No: 15/3C/1/59  
Map #: 15-6267-00-04-5610**

**Improvements: Residential dwelling  
TITLE TO SAID PREMISES IS VESTED IN Jason E. Shannon and Erin E. Shannon, h/w, by Deed from Gregory L. Heisler and Lillian D. Heisler, h/w, dated 09/29/2006, recorded 10/03/2006 in Book 2282, Page 9090.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JASON E. SHANNON  
ERIN E. SHANNON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7332 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THOSE CERTAIN** tracts or pieces of land situate in the **Township of Pocono** , County of Monroe and Commonwealth of Pennsylvania, being situated within the Development known as Pocono Highland Estates as more particularly described in Plot Book Volume 19, pages 55 and 57 included by not limited to all roadways, whether paper or constructed, all common areas, all rights of easement, ingress, egress, regress, right of way, and all rights reserved to the grantors and/or developer as those rights and terms are set forth in certain Restrictive Covenants and Restrictions of record for all lots within Pocono Highland Estates and also included but not limited to the following lots and roads;

**TITLE TO SAID PREMISES VESTED IN Iris Y. Reyes and Isidra Green and Elieser Medina**, by Deed from Christian Charity Foundation, dated 12/02/2005, recorded 01/20/2006 in Book 2255, page 2545.

**TAX CODE: 12/5B/3/27**

**TAX PIN: 12637403428805**

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

**IRIS Y. REYES**

**A/K/A IRIS Y. ETAL REYES**

**ISIDRA GREEN**

**ELIESER MEDINA**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAUL CRESSMAN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 107 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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. 3, Mountaintop Estates in Tunkhannock, as shown on the plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 59/58, 59/119 & 71/185.

**TAX ID No. 20/91338**

**PIN No. 20632100648017**

BEING the same premises which The Bank of New York, as Trustee for the Holders of the EQCC Asset Backed Certificates, Series 2001-2, by Deed dated June 12, 2006 and recorded June 29, 2006 in the Monroe County Recorder of Deeds Office in Deed Book 2272, page 7173, granted and conveyed unto Barbara Gonzalez, married.

AND the said Barbara Gonzales, hereby departed this life on or about February 11, 2011.

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA GONZALEZ, 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  
BRADLEY J. OSBORNE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3838 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 , MARCH 31, 2016  
AT 10:00 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 being more particularly described as follows:

Being all of Lot 5105 in Section RR 2 as shown and designated on plan of Indian Mountain Lakes, Section RR-2 made by Leo Achterman, Jr. Civil Engineer and Surveyor, dated January 11, 1982 and recorded January 13, 1984 at the Monroe County Recorders Office in Map Book Volume 53, page 111.

Being Lot No. 5105, Section RR-2 as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman Jr., dated January 11, 1982.

TITLE TO SAID PREMISES VESTED IN Alexandra Liouboukhine and Lana Veli, h/w, by Deed from Bruce A. Kavanaugh and Kathleen B. Kavanaugh, h/w and Francis J. Boyle and Kimberly Jane Boyle, h/w, dated 10/15/1999, recorded 10/31/1999 in Book 2070, page 6409.

TAX CODE: 20/8K/1/31  
TAX PIN: 20-6320-02-59-0964

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

**LANA VELI  
ALEXANDRE LIOUBOUKHINE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 654 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 , MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 460, Section F as shown on map of A Pocono Country Place, as recorded in Monroe County Plot Book 19, Pages 11, 13 and 15.

HAVING THEREON ERECTED a dwelling house known as: 6408 Marvin Gardens f/k/a 460F Marvin Terrace Tobyhanna, PA 18466

TAX CODE # 3/8C/1/226  
PIN # 03-6358-14-24-7245

BEING THE SAME PREMISES WHICH Robert E. Condon, Jr., et ux by Deed dated 07/24/03 and recorded 07/29/03 in Monroe County Record Book 2161, page 5248, granted and conveyed unto Shawn M. Vasquez. To be sold as the property of Shawn M. Vasquez on Judgment No. 654-CV-2015

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:**

**SHAWN M. VASQUEZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6146 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situated in the **Township of Pocono**, Monroe County, Pennsylvania, marked and designated as lot no. 3, section C, on a plan of lots prepared by Vep Associates for High Mountain Estates, Inc., and recorded in the office of the recorder of deeds in and for the County of Monroe, plot book volume 61, page 193, consisting of 1.17 acres, more or less.

Premises being: 15 Woodchuck Lane, East Stroudsburg, PA 18301

BEING the same premises which High Mountain Estates Inc., A Pennsylvania Corporation with a principal place of Business at Route 447, Analomink, Pennsylvania 18320 by Corporation Deed dated May 22, 2003 and recorded May 27, 2003 in the office of the Recorder of Deeds in and for Monroe County in Deed Book 2154 Page 4293, granted and conveyed unto Oscar L. Stephenson and Dawn O. Stephenson, husband and wife, as tenants by the entireties.

TAX ID: 12/86431

PIN: 12639303133495

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

**DAWN O. STEPHENSON  
OSCAR L. STEPHENSON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4277 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 the State of Pennsylvania, marked and designated as Lot Number 52, 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 47.

TOGETHER with all the rights and privileges and UNDER AND SUBJECT to covenants, conditions and restrictions as set forth in the chain of title.

Having erected thereon a dwelling known as 1224 Allegheny Drive, Blakeslee, PA 18610.

Tax Parcel #20/8J/1/32

Pin #20632102855534

Being the same premises which James T. Tolentino and Epifanio Tolentino, by their deed dated 3/25/04 and recorded 4/1/04 in the Recorder's Office of Monroe County, Pennsylvania in Deed Book 2186, page 57 granted and conveyed unto Lisa Jo Shuman and Daniel Thomas Sperling.

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

**LISA JO SHUMAN AND  
DANIEL THOMAS SPERLING**

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

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

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

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

**LOUIS P. VITTI, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By 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 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 , MARCH 31, 2016  
AT 10:00 A.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 Price, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 214 as shown on the original plan of lots known as Pine Creek Estates, Section A, dated August 22, 1975 and prepared by Achterman Associates, East Stroudsburg, Pennsylvania, approved on September 16, 1975 by the Monroe County Planning and Zoning Commission and on October 16, 1975 by the Price Township Supervisors, and recorded in the Office for the Recording of Deeds in and for Monroe County in Plot Book 27, Page 111.

TITLE TO SAID PREMISES VESTED IN Jay G. Jainauth and Devika B. Jainauth, husband and wife given by Carmen A. Gruppo and Linda A. Gruppo, husband and wife Dated: February 27, 2006 Recorded: March 1, 2006 Bk/Pg or Inst#: 2259/3609.

TAX CODE: 14/8C/1/46  
TAX PIN: 14639504840643

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAY G. JAINAUTH  
DEVIKA B. JAINAUTH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10381 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 , MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Chestnuthill , County of Monroe, and Commonwealth of Pennsylvania, being Lot 155, Section 3, The Birches West, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 39, page 49.

BEING THE SAME PREMISES which Marketing Technology, Inc., by deed dated 7/11/79 and recorded in the Recorder's Office in and for Monroe County, Pennsylvania, in Record Book Volume 969, Page 90 on August 20, 1979 conveyed unto John. Janssen and Dorothy A. Janssen. Dorothy A. Janssen died on December 23, 1991 thereby vesting title solely in John H. Janssen as surviving tenant by the entireties.

TITLE TO SAID PREMISES VESTED IN Ronald A. Dibble and Donna M. Dibble, h/w, by Deed from John H. Janssen, dated 09/30/1996, recorded 10/01/1996 in Book 2029, Page 5852.

TAX CODE: 02/14F/1/17  
TAX PIN: 02633002752609

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DONNA M. DIBBLE  
RONALD A. DIBBLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2634 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece, parcel or lot of land, situate, lying and being in the Township of **Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as Lot No. 11, Section No. G, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 pages 11, 17 and 19.

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

**BEING THE SAME PREMISES** which Paoletti Incorporated, a Pennsylvania Corporation, by Deed dated 02/25/1993 and recorded 02/26/1993 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 1875, page 56, granted and conveyed unto Chezar Baptiste and Julieta Baptiste, his wife.

Tax ID: 03/8D/1/304

Pin: 03635810467257

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

**CHEZAR BAPTISTE A/K/A  
CHEZAR Z. BAPTISTE AND  
JULIETA BAPTISTE**

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

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

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

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

**CHRISTOPHER A. DENARDO, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2518 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of **Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, designated as Lot No. 5547, Section C-III-B, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 17, Page 111, bounded and described as follows, to wit:

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

**BEING THE SAME PREMISES** which We All Win, LLC, a Pennsylvania Corporation, by Deed dated 2/22/2007 and recorded 2/26/2007 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2297, Page 4885, granted and conveyed unto Zbigniew Wasilczuk and Malgotzata Wasilczuk, husband and wife.

Parcel #19/31/2/154

Pin #19-6344-04-83-2044

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

**ZBIGNIEW WASILCZUK  
MALGORZATA WASILCZUK**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTOPHER A. DENARDO,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2209 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 , MARCH 31, 2016  
AT 10:00 A.M.

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

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

BEING shown and designated as lot no. 5 on a certain map or plan of lots entitled 'subdivision of Winona Lakes, section 8, Alpine village, American Landmark Corporation, owner & developer, Middle Smithfield township, Monroe county, Pennsylvania, dated March 3, 1972 and revised March 30, 1972, prepared by Edward C. Hess Associates, scale being 1 inch = 100 feet', recorded in the recorder's office at Stroudsburg, Monroe county, Pennsylvania, April 19, 1972, in plot book volume 16 at page 89.

CONTAINING 27,942 square feet, more or less.  
TITLE TO SAID PREMISES VESTED IN Randy K. Soto, by Deed from David William Schrage and Leona Schrage, h/w, dated 03/14/2006, recorded 03/20/2006 in Book 2261, Page 2720.

TAX CODE: 09/6C/1/80  
TAX PIN: 09-7344-01-06-5647

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

**RANDY 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  
PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3801 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 , MARCH 31, 2016  
AT 10:00 A.M.

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 Lot No. 148, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same name is duly recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 31 at Page 65.

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

TITLE TO SAID PREMISES IS VESTED IN Marlon Mc-Intosh, by Deed from Fannie Mae, aka Federal National Mortgage Association by its attorney in fact Phelan Halliman & Schmieg, LLP, by power of attorney recorded 01/14/09 Bk 2347 Pg 4318 Inst#200901047, dated 04/15/2009, recorded 06/19/2009 in Book 2355, page 2638.

TAX CODE: 17/15A/2/150  
TAX PIN: 17639201369204

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

**MARLON L. MCINTOSH A/K/A  
MARLON MCINTOSH**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2931 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 , MARCH 31, 2016  
AT 10:00 A.M.

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 or Lots Nos. 34, Section No. E as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 107 and 109.

Title to said Premises vested in Eric Mavila by Deed from Deutsche Bank National Trust Company as trustee under pooling and servicing agreement dated as of August 1, 2004 Finance America Mortgage Loan Trust 2004-2 asset-backed certificates series 2004-2, by Barclays Capital Real Estate, Inc., a Delaware Corporation DBA HomEq Servicing as attorney in fact, by: Noriko Colston, assistant secretary dated 09/05/2008 and recorded 09/26/2008 in the Monroe County Recorder of Deeds in Book 2342, page 5902. Being known as 5406 Ridgefield Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/9A/1/376

Tax Pin Number: 03635816832036

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2770 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, MARCH 31, 2016

AT 10:00 A.M.

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, Commonwealth of Pennsylvania, being Lot No. 552, Section G, as show on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 17 and 19.

Tax ID No. 3/8D/1/135

Pin No. 03635809153469

TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

BEING THE SAME PREMISES which Buckner G. Gerard and Marie C. Batromy, husband and wife, and Evens Gerard, by Deed dated June 26, 2009 and recorded July 16, 2009 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2356, Page 7698, granted and conveyed unto Buckner G. Gerard and Marie C. Gerard, husband and wife,

as tenant by the entirety.

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

**BUCKNER G. GERARD  
MARIE GERARD**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

LEEANE O. HUGGINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8012 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, MARCH 31, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lot, parcel or piece of ground situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 5809, Section D1 as shown in a Plan of Emerald Lakes, on file in the Recorder's Office for Monroe County at Stroudsburg, Pennsylvania in Plot Book No. 19, at Page 111, bounded and described as follows:

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

Parcel Number 20/1C/1/4455

Pin Number 20-6344-04-70-7600

Being the same premises which Rafael Muriel and Stephanie Muriel by George J. Warden by court order of the County of Common Pleas of Monroe County by Deed dated August 17, 2009 and recorded on August 25, 2009 in the Recorder of Deeds in Monroe County in Deed Book 2358, Page 7999 conveyed unto Rafael Muriel, grantor herein.

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

**RAFAEL MURIEL  
STEPHANIE MURIEL**

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

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



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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3000 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or tract of land situate in the Township of **Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1701 Section G IV, as shown in a Subdivision Map of Stillwater Lakes Estates, which is recorded in Monroe County Recorder's Office in Stroudsburg, PA 18360, and which subdivision map is hereby incorporated by reference and volume as part of this deed.

As described in Mortgage Book 2325, Page 5737.

Title to said premises vested in Robert J. Kamara and Malita Kamara, husband and wife by Deed from Nationwide Realty Group, Inc., a Pennsylvania Corporation dated 07/30/2004 and recorded 08/27/2004 in the Monroe County Recorder of Deeds in Book 2200, Page 4133.

Being known as 1707 Leisure Lane, Pocono Summit, PA 18346

Tax Parcel Number: 03/14E/1/172  
 Tax Pin Number: 03634502986218

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

**ROBERT J. KAMARA  
 MALITA KAMARA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2902 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 , MARCH 31, 2016  
 AT 10:00 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 **Price**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2804, as shown on Plotting IV, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County Pennsylvania, in Plot Book No. 14, Page 55.

Title to said premises vested in Andrew J. Kalahanis and Nikoleta Dimitriou by Deed from US Bank National Association as trustee by Residential Funding, LLC FKA Residential Funding Corporation, its successors and assigns, a National Association dated 07/22/2008 and recorded 08/04/2008 in the Monroe County Recorder of Deeds in Book 2339, Page 8024.

Being known as 2804 Wobbly Barn Road, Henryville, PA 18332

Tax Parcel Number: 14/8B/1/5  
 Tax Pin Number: 14639501159359

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

**ANDREW J. KALAHANIS  
 NIKOLETA DIMITRIOU A/K/A  
 NIKOLETA KALAHANIS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5031 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 , MARCH 31, 2016  
AT 10:00 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 Coolbaugh** , County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2201, Section Iv, as shown on 'Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 119.

**TOGETHER** with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as of record. **TITLE TO SAID PREMISES VESTED** in Miguel A. Giraldo and Marisol Giraldo, h/w, by Deed from Frank P. Spadaccini, an unmarried individual, dated 07/17/2004, recorded 07/30/2004 in Book 2197, Page 7319.

**TAX CODE:** 03/4D/1/309

**TAX PIN:** 03636601184331

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

**MIGUEL A. GIRALDO  
MARISOL GIRALDO**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 666 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 , MARCH 31, 2016**

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

**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. 2336, Section 4 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 119.

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

**Tax ID #:** 03/4D/1/257

**Pin No.** 03636601176550

**BEING THE SAME PREMISES** which Harmon Homes, Inc., a corporation, by Deed dated 7/3/2008 and recorded 7/8/2008 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2338, Page 3434, granted and conveyed unto Jose A. Ramos, a married man.

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

**JOSE A. 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  
LEEANE O. HUGGINS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2630 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 , MARCH 31, 2016**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, being Lots Nos. 16 and 17, Block A, on a map entitled Whispering Hills Estates as recorded in the Office of the Recorder of Deeds in Plot Book 10, page 119 and Plot Book 47, Page 39.

**BEING THE SAME PREMISES WHICH** Patricia Lawlor, by Deed dated 10/30/2007 and recorded 12/17/2007

in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2323, page 4091, granted and conveyed unto Krzysztof Pogorzelski and Agnieszka Pogorzelska, husband and wife as tenants by the entireties.

Improvements: Residential property  
Tax Code No. 16/6C/1/74  
Pin # 16-7313-04-53-9298

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

**ANGIEZSKA POGORZELSKA A/K/A  
AGNIEZSKA POGORZELSKA  
KRZYSZTOF POGORZELSKI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6896 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 **Borough of Mount Pocono**, Monroe County, Pennsylvania, being lot or Lots No. 2, Section One, as shown on plotting of 'Summit Pointe, Section One', prepared by Edward C. Hess Associates, Inc., registered engineers and dated June 15, 1978 said plot map having been recorded on August 8, 1978, in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plot Book Volume 37, page 61.

**TITLE TO SAID PREMISES VESTED IN Hector Maldonado**, married man and Osvaldo Tineo, single man, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Paul S. Hurlburt, single man, dated 08/23/2007, recorded 08/27/2007 in Book 2314, Page 6358.

TAX CODE: 10/12A/1/52  
TAX PIN: 10635510463031

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

**HECTOR MALDONADO  
OSVALDO TINEO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 924 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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, being Lot 3702, Section C1, Emerald 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 15, Page 29.

Under and Subject to all conditions, covenants and restrictions as of record.

Title to said Premises vested in Lisa A. Joseph and Christopher P. Joseph by Deed from Lisa A. Joseph dated 07/25/2003 and recorded 08/13/2003 in the Monroe County Recorder of Deeds in Book 2163, Page 6025.

Being known as 558 Clearview Drive a/k/a 3442 Emerald Boulevard, Long Pond, PA 18334

Tax Parcel Number: 19/3F/1/12  
Tax Pin Number: 19634403430304

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

**LISA A. JOSEPH  
CHRISTOPHER P. JOSEPH**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4965 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, MARCH 31, 2016  
AT 10:00 A.M.

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 Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, being Lot/Lots No. 534, Section No. J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot book No. 22, page 11, 13, 15 and 17.

UNDER AND SUBJECT, however, to any agreements, restrictions, covenants and easements that are now of record.

TAX CODE #03-/9C/1/394  
PIN #03635914423623

BEING THE SAME PREMISES which S.R. Savino, LLC, by Deed dated December 8, 2011 and recorded in the Office of the Recorder of Deeds of Monroe County on January 26, 2012 in Deed Book Volume 2397, Page 2484 granted and conveyed unto Accursio Comaianni and Catherine Comaianni.

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

**ACCURSIO COMAIANNI  
CATHERINE COMAIANNI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3116 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, MARCH 31, 2016  
AT 10:00 A.M.

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 Ross, County of Monroe and State of Pennsylvania, marked and designated as lot No. 1 as shown on lands of Truco, Inc., development known as Sunset Hills II and recorded in the Office for the Recording of Deeds, at Stroudsburg, Monroe County, Pennsylvania, in Plot Book No. 26, page 123.

TOGETHER WITH all the rights and privileges and UNDER AND SUBJECT to the covenants, conditions, reservations, exceptions and restrictions as of record. TITLE TO SAID PREMISES VESTED IN Steven Brescia and Debra Brescia, his wife, by Deed from Eidivirge Homes and Construction, Inc., dated 09/12/1992, recorded 09/15/1992 in Book 1848, Page 1016.

TAX CODE: 15/8B/2/34  
TAX PIN: 15625704908812

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

**STEVEN L. BRESCIA  
A/K/A STEVEN BRESCIA  
DEBRA L. BRESCIA  
A/K/A DEBRA BRESCIA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9333 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, MARCH 31, 2016  
AT 10:00 A.M.

**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 Coolbaugh Township , Monroe County, Pennsylvania:**  
 Being Known As 1252 Echo Lake Road n/k/a 279 Echo Lake Road, Tobyhanna, PA 18466  
 Parcel Number: 3/7E/1/51  
 Pin Number:

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CYNTHIA A. ASPROMONTE, INDIVIDUALLY AND KNOWN HEIR OF ANTHONY ASPROMONTE, JR.**

**ANTHONY ASPROMONTE III, KNOWN HEIR OF ANTHONY ASPROMONTE, JR**

**NICKOLAS ASPROMONTE, KNOWN HEIR OF ANTHONY ASPROMONTE, JR**

**MICHAEL ASPROMONTE, KNOWN HEIR OF ANTHONY ASPROMONTE, JR.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY ASPROMONTE, 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  
**JOHN ERIC KISHBAUGH, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1147 CIVIL 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 , MARCH 31, 2016  
 AT 10:00 A.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 lot of land, situate, lying and being in the Township of Polk County of Monroe and Commonwealth of Pennsylvania, more particularly described as Lot Number 1114, Amendment Plotting II as shown on a plat known as Pleasant Valley Estates, and recorded in the Office for the Recording of Deeds inand for the County of Monroe in Map Book 13 page 65.**

**TITLE TO SAID PREMISES VESTED IN Albert D. Itterly, by Deed from the Bank of New York Mellon, fka, the Bank of New York, as trustee for the**

Certificateholders of CWABS 2004-4, by Countrywide Home Loans Inc., its Attorney in Fact by Power of Attorney recorded 09/04/02 BK 2130, PG 4991, Inst# 200235539, recorded 06/09/2009 in Book 2354, Page 6150.

TAX CODE: 13/8B/1/121  
 TAX PIN: 13622901062184

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

**ALBERT ITTERLY a/k/a ALBERT D. ITTERLY TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
 P - March 4, 11, 18; R - March 11, 18, 25

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3643 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 , MARCH 31, 2016  
 AT 10:00 A.M.

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

**ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , County of Monroe, Pennsylvania, being Lot No. 215, Section F, as is more particularly set forth on the Plot of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 33, pages 101 and 105.**

**UNDER AND SUBJECT to restrictions as of record.**

TAX NO. 17/15F/1/215  
 PIN NO. 17639203039456

**BEING THE SAME PREMISES which Gilberto Torres and Carmen L. Torres, husband and wife, by deed dated 01/13/2006 and recorded 01/19/2006 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2255, Page 2284, granted and conveyed unto Gilberto Torres.**

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

**GILBERTO TORRES  
 CARMEN L. TORRES**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEEANE O. HUGGINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6724 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 , MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN parcel of land situated in the Township of Middle Smithfield , County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 15, Block 2, Poplar Bridge Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 16, Page 93.

BEING THE SAME PREMISES which Ronald Joseph O'Rourke, II and Jennifer L. O'Rourke, husband and wife, by deed dated 12/17/1999 and recorded 12/22/1999 in Book 2073, Page 3405 conveyed to Russell A. Siple and Elizabeth A. Roslan-Siple, husband and wife.

Pin #: 09-7324-04-62-4754

Tax Code #: 9/10A/3/16

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

**ELIZABETH A. ROSLAN-SIPLEY  
RUSSELL A. SIPLEY  
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  
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3765 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 , MARCH 31, 2016  
AT 10:00 A.M.

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, State of Pennsylvania, being Lot No. 532, Section No. K (ext.) as shown on map of A Pocono Country Place, on file in the Recorders Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 51, 53, and 55, (previously incorrectly recited as Plot Book No. 24, Pages 1, 3 and 5).

BEING THE SAME PREMISES which Struck Homes, LLC, by deed dated 5/23/2008 and recorded 6/23/2008 in Book 2337 Page 3804 conveyed to Aaron Kemp and Vivian Kemp, husband wife.

Pin #: 03636913140251

Tax Code #: 03/9F/1/371

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

**AARON KEMP  
VIVIAN KEMP  
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  
CHRISTINA LYNN CONNOR,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8872 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 , MARCH 31, 2016  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** Lot No. 4316, Section H-IV being situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania, encompassed and included within one of the following plats: A subdivision plat drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corporation, dated May 25, 1973, recorded in Monroe County on October 3, 1973, in Plat Book 20, Page 109.

Having thereon erected a dwelling house known as: 416 Indian Avenue Pocono Summit, PA 18346

TAX CODE #3/14F/2/349  
PIN #03-6346-04-71-4998

Reference Monroe County Record Book 2375, Page 3790

To be sold as the property of Shaneen Grinage on Judgment No. 8872-CV-12

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

**SHANEEN GRINAGE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7983 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 , MARCH 31, 2016  
AT 10:00 A.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 in **Stroud Township**, Monroe County, Pennsylvania and known as Estate Lot site number 85 located on East Shore Drive as shown on the Final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on March 17, 1993 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on May 11, 1993 in Plot Book 65, page 80, 81 and 82.

**BEING THE SAME PREMISES** which James Dotta, by deed dated 07/01/2009 and recorded 07/06/2009 in Book 2356 Page 1544 conveyed to Dure B. Thomas and Kimesha M. Thomas.

Pin #: 17-7303-03-42-7092  
Tax Code #: 17/112396

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

**DURE B. THOMAS  
KIMESHA M. THOMAS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1512 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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. 104, Section F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 13 and 15.

**BEING THE SAME PREMISES WHICH** Guiseppa Colella and Giovanna Colella, by Deed dated September 2, 2004 and recorded September 3, 2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2201, Page 2125, instrument number 200440627, granted and conveyed unto Eliza-

beth Rivas.  
Improvements: Residential property  
Tax Code No 03/8C/1/473  
Pin #03-6358-15-54-0486

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

**ELIZABETH RIVAS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOLANTA PEKALSKA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10842 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN lot or piece of ground situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 36, Section 4, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates, 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 33 page 35.**

**TITLE TO SAID PREMISES VESTED IN Stephen Pagliuca, by Deed from Kevin Kemmerer and Debra Borger, now by marriage, Debra Kemmerer, dated 10/14/2005, recorded 10/19/2005 in Book 2244, Page 4174.**

**TAX CODE: 2/14E/1/42**

**TAX PIN: 02-6331-04-81-0283**

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

**STEPHEN PAGLIUCA**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3236 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN lot located at Countryside Estates, Chestnuthill Townships, Monroe County, Pennsylvania being lot no. 3 of Section 1, hereafter specified in that certain Map or Survey of Countryside Estates prepared by Lawrence R. Bailey, Inc., Registered Surveyor and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Map Book 26, page 43.**

**BEING THE SAME PREMISES which Keith Barrett Schron, executor of the Estate of Catherine C. Schron, deceased, by deed dated 09/20/2005 and recorded 11/17/2005 in Book 2248 Page 3596 conveyed to Melissa Therese DeNault and Glen DeNault, wife and husband.**

**Pin #: 02624802662692**

**Tax Code #: 02/9A/1/50**

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

**GLEN DENAULT**

**MELISSA DENAULT**

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

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

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

Todd A. Martin



Sheriff of Monroe County  
 Pennsylvania  
**VICTORIA W. CHEN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2101 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 149, Phase 1, Big Ridge Plot Plan of Mid-Monroe Development Corp., as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 61, Page 106.

**TITLE TO SAID PREMISES IS VESTED IN** Charles James and Faye James, h/w, by Deed from Paul A. Valenti and Jennifer M. Valenti, h/w, dated 03/25/2008, recorded 04/22/2008 in Book 2331, Page 8291.

**TAX CODE:** 09/87007  
**TAX PIN:** 09732302774779

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
 FAYE RICHARDS JAMES  
 FAYE JAMES  
 CHARLES 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  
**ADAM H. DAVIS, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 159 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 , MARCH 31, 2016**

**AT 10:00 A.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. 21, 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.

**BEING THE SAME PREMISES** which LTS Development Inc., a Pennsylvania Corporation, by deed dated 8/23/2000 and recorded 8/25/2000 in Book 2083 Page 3108 conveyed to Robert Henry.

Pin #: 16731102983768

Tax Code #: 16/90951

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

**ROBERT HENRY  
 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10519 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 , MARCH 31, 2016**

**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 of ground situate in the  
Township of Coolbaugh, County of Monroe and  
Commonwealth of Pennsylvania being Lot No. 384,  
Section No E as shown on Map of A Pocono Country  
Place on file in the Recorder's Office at Stroudsburg,  
Pennsylvania in Plot Book Volume No. 18 at Page No.  
101, 107 and 109.

The improvements thereon being known as 5684  
Pembroke Drive.

BEING THE SAME PREMISES which Concetta  
Wertz, mother, by deed dated 12/12/2005 and re-  
corded 01/27/2006 in Book 2256 Page 273 conveyed  
to Kathryn Fanzo and Concetta Wertz, mother and  
daughter.

Pin #: 03635811668606

Tax Code #: 03/9A/1/142

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

**KATHRYN FANZO**

**CONCETTA WERTZ (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 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 on-  
ly." Any sale which does not receive such notification  
from a POA will not be collected at the time of Sherif-  
f's Sale."

A schedule of proposed distribution for the proceeds  
received from the above captioned sale will be on file  
in the Office of the Sheriff within thirty (30) days from  
the date of the sale. Distribution in accordance there-  
with will be made within ten (10) days thereafter un-  
less 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of Pennsylva-  
nia to 4118 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, MARCH 31, 2016  
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 Middle Smithfield Township, County of  
Monroe and Commonwealth of Pennsylvania, being  
Lot 5, Block 1, Eastern Pocono Park Section, Winona  
Lakes, as shown on a plan of Lots recorded in the Of-  
fice of the Recorder of Deeds in and for the County of  
Monroe, in Plot Book Volume 12, page 141.

BEING THE SAME PREMISES which Washington Mut-  
ual Bank, FA, Successor to North American Mort-  
gage Company, by Deed dated September 01, 2005  
and recorded September 21, 2005 in the Office of the  
Recorder of Deeds in and for the County of Monroe in  
Deed Book 2240, Page 7732, granted and conveyed  
unto Ann Brathwaite.  
BEING Parcel #09/6B/2/45

BEING Pin #09733404643638

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

**ANN BRATHWAITE**

**A/K/A ANN J. BRATHWAITE**

**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 on-  
ly." Any sale which does not receive such notification  
from a POA will not be collected at the time of Sherif-  
f's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

LEEANE O. HUGGINS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of Pennsylva-  
nia to 9111 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, MARCH 31, 2016  
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  
No. 39, Phase II, Pennbrook Farms, as shown on a  
plan of lots recorded in the Office of the Recorder of  
Deeds, in and for the County of Monroe, in Plot Book  
Volume/Page 67/140.

BEING THE SAME PREMISES which DLJ Mortgage  
Capital Inc., by its Attorney-in-Fact Green River Cap-  
ital, by deed dated 8/5/2005 and recorded 10/5/2005  
in Book 2242 Page 7529 conveyed to Charles Ansanyi  
and Marilyn Ansanyi.

Pin #: 08-6351-00-64-0198

Tax Code #: 8/113828

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

**CHARLES ANSANYI  
MARILYN ANSANYI  
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 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 on-  
ly." Any sale which does not receive such notification  
from a POA will not be collected at the time of Sherif-

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5580 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 Chestnut Hill , Monroe County, Pennsylvania: Being Known As 2275 Box RR 2, Saylorsburg, PA 18353**

Parcel Number: 2/6/1/21  
Pin Number: 02634000388686

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MAGDALENA STALEY, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF CHARLES STALEY A/K/A CHARLES R. STALEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES STALEY A/K/A CHARLES R. STALEY**

**ESTATE OF CHARLES STALEY A/K/A CHARLES R. STALEY, C/O MAGDALENA STALEY**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3199 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, as shown on an Overall Plan of Subdivision prepared by Irick, Eberhardt & Mientus Inc. dated 11-2-2003, last revised 11-2-2004 and recorded on 2-14-2005 in Monroe County Recorder of Deeds Office in Map Book 77 pages 43-49.**

Being designated as Lot #918 "Mountain View" BEING THE SAME PREMISES which BML at Mountain View, L.P., a Pennsylvania Limited Partnership, by its General Partner BML at Mountain View, LLC, by deed dated 1/11/2008 and recorded 5/14/2008 in Book 2333 Page 4437 conveyed to Jerlynn Caliendo. Pin #: 17730303105292

Tax code #: 17/97973  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JERILYNN CALIENDO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1142 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot No. 824, Section K, as shown on map of A Pocco Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, at Pages 51, 53 and 55.

Tax ID #3/9F/1/16

TITLE TO SAID PREMISES IS VESTED IN Robert Alexander and Denise Alexander, by Deed from Rain-tree Homes, Inc., a Pennsylvania Corporation, dated 02/26/2001, recorded 03/15/2001 in Book 2092, Page 7744.

TAX CODE: 3/9F/1/16

TAX PIN: 03635916927924

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT ALEXANDER DENISE ALEXANDER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4392 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 , MARCH 31, 2016

AT 10:00 A.M.

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 Middle Smithfield Township , Monroe County, Pennsylvania:

Being Known As 32 Red Fox Trail a/k/a 5325 Red Fox Trail, East Stroudsburg, PA 18301

Parcel Number: 09/13A/1/20 &

09/13A/1/74

Pin Number: 09732603039703 &

09732603038739

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTIAN VAN DUZEN A/K/A

CHRISTIAN VANDUZEN A/K/A

CHRISTIAN DUZEN

CHERYL VAN DUZEN A/K/A

CHERYL VANDUZEN A/K/A

CHERYL DUZEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4473 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 , MARCH 31, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, being Lot 4, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176.

TITLE TO SAID PREMISES VESTED IN Valentine Nembhard and Skeeter A. Thompson-Nembhard, by Deed from LTS Development, LLC, s/b/m to LTS Development, Inc. dated 04/11/2007, recorded 05/01/2007 in Book 2303, Page 8526.

TAX CODE: 9/97677

TAX PIN: 09-7314-00-18-1801

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SKEETER A. THOMPSON-NEMBHARD

VALENTINE NEMBHARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3215 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, MARCH 31, 2016  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 306 in Section E as shown and designated on plan of Indian Mountain Lake, Section E, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 17, 1965 at the Recorder of Deeds for Monroe County, Map Book 9, Page 197.

TITLE TO SAID PREMISES VESTED IN Joann Roman, by Deed from Kenneth M. Fenton and Ellen F. Fenton, h/w, dated 09/28/2006, recorded 10/03/2006 in Book 2282, Page 9946.

TAX CODE: 20/8B/1/80  
TAX PIN: 20632117020264

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOANN ROMAN

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9834 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, MARCH 31, 2016  
AT 10:00 A.M.

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. 4302, Section 8 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in plot Book Volume 20, page 33.

TITLE TO SAID PREMISES IS VESTED IN Victor Rocha and Sonia R. Rocha, h/w, by Deed from Robert R. Schmidt and Joan Schmidt, h/w, dated 10/01/2001, recorded 10/10/2001 in Book 2106, Page 2007.

TAX CODE: 03/4B/2/165  
TAX PIN: 03636703126220

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
VICTOR ROCHA  
SONIA R. ROCHA

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2796 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, MARCH 31, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
PIN # 17-7302-01-27-8549

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 417 located on Analomink Point, as shown on the Final Plans Phase 9, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in plot Book 73 page 227.

TITLE TO SAID PREMISES VESTED IN Jean Pinnock, by Deed from Albert R. Burrell, Jr., Dated 01/15/2004, Recorded 01/22/2004, Book 2180, page 314.

TAX CODE: 17/96095

TAX PIN: 17730201278549

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2577 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, MARCH 31, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, known as Lot No. 5578, Section C11B, as shown on plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, in Plot Book Volume 17, page 111.

TITLE TO SAID PREMISES VESTED IN Tommie Patterson and Marlene Patterson, h/w, by Deed from David S. Wengerd and Emma L. Wengerd, h/w, dated 12/23/2005, recorded 12/28/2005 in Book 2252, page 9641.

TAX CODE: 19/31/2/26

TAX PIN: 19634404726810

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

**MARLENE PATTERSON**

**TOMMIE PATTERSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6459 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, MARCH 31, 2016

AT 10:00 A.M.

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 Tunkhannock Township, Monroe County, Pennsylvania being known and designated as Lot 5, Section 7 on Plan of Brier Crest Woods, recorded in the Office of the Recording of Deeds of Monroe County, Pennsylvania, in Plot Book 14, Page 103. Erroneously on previous deed: Plot Book 14, Page 61.

BEING THE SAME PREMISES which David J. Devine, single and Sandra Lee Adamowski, individually and as Executrix of the Estate of John P. Adamowski, deceased, by deed dated 7/1/2003 and recorded 7/8/2003 in Book 2159 Page 990 conveyed to Edward A. Hanshaw.

Pin #: 20631201165838

Tax Code #: 20/13B/4/23

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

**EDWARD A. HANSHAW**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7496 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN** piece, parcel or lot of land, situate, lying and being in the Township of Polk, County of Monroe and State of Pennsylvania, more particularly described as Lot No. 15, Section 3, as shown on plan known as Pleasant Valley Estates, as laid out by Lawrence R. Bailey, R.S., Stroudsburg, Pennsylvania, filed in Plot Book 22, Page 45.

**TAX CODE #13/10C/2/3**

**PIN #13621902667851**

**BEING THE SAME PREMISES** which Helen Armstrong, widow, by Deed dated June 28, 2001 and recorded in the Office of the Recorder of Deeds of Monroe County on July 2, 2001 in Deed Book Volume 2099, Page 5962, granted and conveyed unto David J. Fermato.

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

**DAVID J. FERMATO**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**KRISTINE M. ANTHOU, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3241 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 , MARCH 31, 2016**

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

**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, in Pocono Township, Monroe County, Pennsylvania further described as Lot no. 609, Section B of plat or map prepared by Leo A. Achterman, Jr., P.E., and recorded in the Recorder of Deeds Office of Monroe County in Map Book 10 Page 71 on July 9, 1965.

Also Known As 609 Humble Bee Pass, Swiftwater, PA 18370

**BEING** the same premises which Hilda Costa, widow by Deed dated May 16, 2002 and recorded May 23, 2002 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2122 Page 6928, granted and conveyed unto Hilda Costa, widow.

**TAX ID: 12/5A/1/117**

**PIN: 12637401462752**

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

**HILDA COSTA**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**M. TROY FREEDMAN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1847 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 , MARCH 31, 2016**

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

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

**ALL THAT CERTAIN** lots or parcels of land situate, ly-

ing and being in the development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and State of Pennsylvania, to wit:

Lot No. 9, 11, 13, and 15, Block 15 of Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania.

**TITLE TO SAID PREMISES IS VESTED IN** Miguel Burgos, by Deed from Acentha Kitchen, dated 06/04/2007, recorded 06/08/2007 in Book 2307, Page 6372.

TAX CODE: 09/14B/3-15/13, 9/14B/3-15/15, 09/14B/3-15/9

TAX PIN: 09731502881344, 09731502881308, 09731502882208

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

**MIGUEL A BURGOS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2453 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, MARCH 31, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot 159, Stage 3 & 4, Phase 1, of 'The Woodlands', as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 69, page 203.

**TITLE TO SAID PREMISES VESTED IN** Patrick Brewer and Maryann Brewer, h/w by Deed from Stephen Musumeci and Teresa Musumeci, h/w, dated 07/15/2005, recorded 07/18/2005 in Book 2232, Page 7942.

TAX CODE: 12/90669

TAX PIN: 12638100390460

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

**PATRICK J. BREWER**

**MARYANN BREWER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8288 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, MARCH 31, 2016

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1126, Section B, as shown on 'Plotting of Stillwater Lake Estates, Inc., Tobyhanna Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.' and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, page 158.

**TITLE TO SAID PREMISES VESTED IN** John Boyd by Deed from Meadow Creek, Inc., a Pennsylvania Corporation, dated 10/18/2005, recorded 10/19/2005 in Book 2244, Page 5828.

TAX CODE: 19/4B/1/146

TAX PIN: 19634504631197

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

**JOHN BOYD**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1132 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 , MARCH 31, 2016**

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

**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 , Monroe County, and State of Pennsylvania, being Lot No. 699, Section No. 'G', as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 17 & 19.

**TITLE TO SAID PREMISES VESTED IN** Anthony Blackwell and Bernice Blackwell, by Deed from Thomas T. Podwojski and Janet R. Podwojski, dated 11/24/2007, recorded 11/26/2007 in Book 2321, Page 7119.

**TAX CODE:** 03/8D/1/63

**TAX PIN:** 03635813142806

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

**ANTHONY BLACKWELL  
BERNICE BLACKWELL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By 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 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 , MARCH 31, 2016**

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

**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 #15 of Simpson's Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 67, page 169.

**BEING THE SAME PREMISES** which Pocono Hickory Lane, Inc., a Pennsylvania corporation, by deed dated 5/26/1997 and recorded 9/4/1997 in Book 2039 Page 6917 conveyed to Stanford W Billips.

**Pin #:**03635602672751

**Tax Code #:** 03/89829

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

**KIM BILLIPS AS ADMINISTRATOR OF THE ESTATE OF STANFORD W. BILLIPS 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3034 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 , MARCH 31, 2016**

**AT 10:00 A.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, known as

Tax Parcel 16-98604, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as shown on that Land Development and Subdivision Plan for Ivy Ridge, dated 3/25/2011 and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Map Book 83 Page 51 as Instrument No. 201108697 (the 'Plan').

**TITLE TO SAID PREMISES VESTED IN WILLIE E. WHIDBEE**, by Deed from HM Development Partners, Inc., dated 07/16/2013, recorded 07/18/2013 in Book 2423, page 8545.

TAX CODE: 16/98604

TAX PIN: 16731203342923

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**WILLIE E. WHIDBEE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2084 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, MARCH 31, 2016  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 437, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 21, 23 and 25.

**TITLE TO SAID PREMISES VESTED IN JESUS SIERRA and NILSA SIERRA**, husband and wife given by Frances Wallace dated 3/7/2003 and 8/21/2003 in book and page 2148/1178.

TAX CODE: 03/8E/1/166

TAX PIN: 03635809160798

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**JESUS SIERRA**

**NILSA SIERRA**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8563 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, MARCH 31, 2016  
AT 10:00 A.M.

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, being Lot 208, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, Pages 11, 13, 15 & 17.

**TITLE TO SAID PREMISES IS VESTED IN** Richard Pagan and Laura Pagan, h/w, by Deed from Thomas Mercante, dated 01/31/2007, recorded 02/12/2007 in Book 2296, Page 3878.

TAX CODE: 03/9B/1/126

TAX PIN: 03635919504426

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**RICHARD PAGAN**

**LAURA PAGAN**

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

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

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

**Thursday , MARCH 31, 2016**

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5711 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots being No. Seventeen (17) and Eighteen (18), Unit 3 on a Map of Section 1 lake Naomi, Pocono Pines, in Tobyhanna Township , County of Monroe, Commonwealth of Pennsylvania and recorded in Plot Book 9, page 31.**

**PARCEL #: 19/5A/1/100  
 TITLE TO SAID PREMISES VESTED IN Christine Ottomanelli, Wendy Ottomanelli and Joseph Ottomanelli given by Wendy Ottomanelli and Joseph Ottomanelli deeded September 3, 2004 and date recorded: September 13, 2004 in Book: 2201 Page: 8453.  
 TAX CODE: 19/5A/1/100  
 TAX PIN: 19632516933129**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2062 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

**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 Price , County of Monroe and State of Pennsylvania, marked and designated as Lot(s) No. 8, Block E, Section as shown on Plotting II, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 11 at Page No. 115.**

**TITLE TO SAID PREMISES VESTED IN Kendra L. Fitts, by Deed from Bruce Jones, single, dated 11/07/2005, recorded 01/25/2006 in Book 2255, Page 7568.**

**TAX CODE: 14/8A/1/23  
 TAX PIN: 14-6395-03-42-7651**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 KENDRA L. FITTS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3026 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 189, Section D, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/101, 103, 105.**

**TITLE TO SAID PREMISES VESTED IN Gerardina M. Colon by Deed dated 12/09/2006 given by Select Portfolio Servicing, Inc., recorded 01/11/2007 in Deed Book 2293, Page 4528.**

**TAX CODE: 3/8B/2/133  
 TAX PIN: 03635819629386**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****GERARDINA M. COLON  
AKA GERARDINA COLON****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8618 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, MARCH 31, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Barrett, County of Monroe, and Commonwealth of Pennsylvania, being Lot 6, Naomi Cottages Inc., as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume II, Page 113.

**TITLE TO SAID PREMISES VESTED IN** Randy Arbochus, by Deed from Randy Arbochus and Peggy Adams, Dated 11/07/1997, Recorded 11/17/1997, in Book 2042, Page 1104.

TAX CODE: 01/111410  
TAX PIN: 01638701472434

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****ANTONINA ARBOCHUS  
RANDY ARBOCHUS****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2982 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, MARCH 31, 2016  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 12, as is more particularly set forth on the Plot Map of Brookside Farms, recorded in Plot Book 75, pages 137, 138 and 139.

**TITLE TO SAID PREMISES IS VESTED IN** Luciano Raiola, by Deed from LTS Development, LLC, s/b/m to LTS Development, Inc., dated 10/21/2005, recorded 11/01/2005 in Book 2246, Page 1328.

TAX CODE: 12/97142

TAX PIN: 12637404712932

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****LUCIANO RAIOLA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1922 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 , MARCH 31, 2016  
AT 10:00 A.M.

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. 4824, Section No. 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 2324, page 8528.

TITLE TO SAID PREMISES VESTED IN Fidel Buzugbe, by Deed from Hermann Rosenthal, widower, dated 12/17/2007, recorded 01/09/2008 in Book 2324, Page 8528.

TAX CODE: 3/4D/1/108  
TAX PIN: 03-6367-03-20-7156

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1428 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 , MARCH 31, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL CERTAIN LOT/LOTS, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot/Lots

No. 236, Section H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, pages 21, 23 and 25.

TITLE TO SAID PREMISES VESTED IN Bernard Bennett, by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes, dated 05/06/2011, recorded 05/10/2011 in Book 2386, Page 3985.

TAX CODE: 03/8E/1/67  
TAX PIN: 03-6358-09-05-3581

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAUL CRESSMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 964 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 , MARCH 31, 2016  
AT 10:00 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 81, Section 6, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County Pennsylvania, in Plot Book No. 33, Page 47.

TITLE TO SAID PREMISES VESTED IN Maria Assis, a married woman, by Deed from Emma Maas, an unmarried widow, dated 11/10/2011, recorded 11/14/2011 in Book 2394, Page 1275.

TAX CODE: 02/6c/1/79  
TAX PIN: 02633104917026

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
MARIA ASSIS  
AKA M ASSIS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7428 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, MARCH 31, 2016  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield, Monroe County, Pennsylvania:

Being Known As Lot 201, Parcel 2 Castle Rock n/k/a 110 Castle Drive, Middle Smithfield Township n/k/a East Stroudsburg, PA 18302

Parcel Number: 09/10/1/16-1  
Pin Number: 09732402983421

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

MARY THOMAS A/K/A  
MARY J. THOMAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10410 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, MARCH 31, 2016  
AT 10:00 A.M.

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 2303 Horatio Road, Tobyhanna, PA 18466

Parcel Number: 03/4D/1/291  
Pin Number: 03636601176741

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

MARC HENRY THOMAS  
MARIE THOMAS-FRANCOIS  
A/K/A

MARIE Y. THOMAS-FRANCOIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2406 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, MARCH 31, 2016  
AT 10:00 A.M.

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 8353 Coyote Drive, Tobyhanna, PA 18466

Parcel Number: 3/8E/1/79

Pin Number: 03635809052267  
 Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**WILLIAM I PURNELL**  
**ALSO KNOWN AS**  
**WILLIAM L. PURNELL**  
**DOROTHY L. STANTON PURNELL**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4336 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Polk, Monroe County, Pennsylvania, Being Lot 1, Meadow View, 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 66, Page 38.**

Under and Subject to any and all reservations, restrictions, conditions, covenants, etc. as appear of record.

**BEING KNOWN AS** 156 Heiney Lne, Kunkletown, PA 18058

Tax ID: 13/5/1/19

PIN: 13621700927638

BEING the same premises which Antonio Figueredo by Deed dated Jan. 18, 2007 and recorded Jan. 22, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2294 Page 3639, granted and conveyed unto Antonio A. Figueredo.

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

**ANTONIO FIGUEREDO**  
**ANTONIO A. FIGUEREDO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ANDREW J. MARLEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3467 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 , MARCH 31, 2016  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield , Monroe County, Pennsylvania:**

Being Known As 1313 Resica Falls Road, (Middle Smithfield Township), East Stroudsburg, PA 18301

Parcel Number: 9/116880

Pin Number: 09733603200299

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JEFFREY J. TAMANJI-STEIN**  
**KAREN A. TAMANJI-STEIN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**SHERRI J. BRAUNSTEIN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - March 4, 11, 18

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1120 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, MARCH 31, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Middle Smithfield, Monroe County, Pennsylvania:

Being Known As RR 8 Box 8778, East Stroudsburg, PA 18301-9621

Parcel Number: 9/16/4/14

Pin Number: 09731302667460

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GRACIANA LISBOA

PRISCILLA LISBOA-VARGAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

SHERRI J. BRAUNSTEIN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7814 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, MARCH 31, 2016

AT 10:00 A.M.

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 Paradise, Monroe County, Pennsylvania:

Being Known As 263 Alpine Road, Henryville, PA 18332

Parcel Number: 11/91480

Pin Number: 11638500861039

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANDREA LEE-STEWART

CHESTER STEWART A/K/A

CHESTER N. STEWART

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of

the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 321 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, MARCH 31, 2016

AT 10:00 A.M.

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 497 Penn Estates a/k/a Lot 75, Section F, Penn Estates, East Stroudsburg, PA 18301

Parcel Number: 17/15F/1/75

Pin Number: 17638204915915

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSE SOTO

RAMONA 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

DAVID NEEREN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - March 4, 11, 18



**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3358 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 128 Arbor Way, Stroudsburg, PA 18360

Parcel Number: 17/97092  
Pin Number: 17638104941741

Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ELLEN J. O'MALLEY  
GEORGE M. O'MALLEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABLETTA, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 647 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**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 Paradise , Monroe County, Pennsylvania:**  
Being Known As 505 Sugarbush Road n/k/a 308 Sugarbush Road, Paradise, PA 18332

Parcel Number: 11/3A/1/37  
Pin Number: 11639503129085  
Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WAYNE A. SMALL**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**SHERRI J. BRAUNSTEIN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1116 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 , MARCH 31, 2016  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Price , Monroe County, Pennsylvania:**  
Being Known As 646 Laurel Drive, Cresco, PA 18326 f/k/a 902 Laurel Drive, Canadensis, PA 18325

Parcel Number: 14/9B/1/38  
Pin Number: 14639704724674

Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FRANCIS JOSEPH LEMING**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
DAVID NEEREN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10584 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 , MARCH 31, 2016**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN lot of land situate in Township of Chestnuthill , Monroe County, Pennsylvania: Being Known As 3516 Village Edge Court f/k/a 5 Village Edge Court, Brodheadsville, PA 18322**

Parcel Number: 02/2A/3/6

Pin Number: 02625804841088

Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**KAREN HARRY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 4, 11, 18