

MONROE LEGAL REPORTER

**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 MARVIN E. ABEL, Deceased; Late of the Borough of East Stroudsburg; First and Final Account of Todd R. Williams.

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 2nd day of June, 2014, at 9:30 a.m.

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

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - May 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Anne Marie Pullara**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

NOTICE is hereby given that Certificate of Grant of Letters Testamentary in the above named estate have been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same within four months, but without delay to:

John Pullara, Executor
c/o

Barbara Fitzgerald,
Attorney At Law
18 South 9th Street, Suite 102
Stroudsburg, PA 18360
484-661-0075

PR - May 2, May 9, May 16

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ARCHIBALD JOHN HACKMAN a/k/a ARCHIBALD J. HACKMAN, Deceased February 26, 2013, of Kunkletown, Monroe County.

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

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheads ville, PA 18322
Administrator:
Shirley Ann Johnson

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

PR - May 16, May 23, May 30

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BARRY D. MACKES, Deceased April 8, 2014, of Saylorburg, Monroe County.
Letters Testamentary in the above-named estate having been granted to the undersigned. All persons

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

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheads ville, PA 18322
Executors:
Robert L. Mackes

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

PR - May 16, May 23, May 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **BILL BILJAK**
Late of Middle Smithfield 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 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.

Nanette R. Biljak

c/o Thomas F. Dirvonas, Esquire
11 N. Eighth St.
Stroudsburg, PA 18360

PR - May 9, May 16, May 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Brenee Elaine-Tike Mason**, late of Coolbaugh Township, Monroe County, Pennsylvania, deceased.

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

Jonnelle R. Mason
3191 Sussex Drive, Lot 706
Tobyhanna, PA 18466

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

Stroudsburg, PA 18360-0511
PR - May 16, May 23, May 30

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DANIEL L. EPRIGHT, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

MONROE LEGAL REPORTER

a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Pamela Krieger Epright,
Administratrix
2322 Rimrock Drive
Stroudsburg, PA 18360

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

PR - May 2, May 9, May 16

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **FRANCES M. FRANTZ**, late of the Township of Polk, County of Monroe and Commonwealth of Pennsylvania.

Letters Testamentary have been granted to the undersigned who requests 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:

David J. Frantz Sr.
974 Molasses Valley Road
Kunkletown, PA 18058
or to his attorney:

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

PR - May 2, May 9, May 16

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **FRIEDA M. BURKHART**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Emma E. Smith, Executrix
131 Pin Oak Lane
Tannersville, PA 18372

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

PR - May 9, May 16, May 23

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **HERMAN E. EVERTZ a/k/a HERMAN E. EVA EVERTZ**, late of Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, Deceased.

WHEREAS, Letters of Testamentary in the above-named estate have been granted to Earl M. Evertz, Executor of the Estate of Herman E. Evertz a/k/a Herman E. Eva Evertz.

All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Earl M. Evertz, Executor
c/o

Steven N. Goudsouzian, Esq.
2925 William Penn Highway
Suite 301
Easton, PA 18045-5283
Attorney for the Estate

PR - May 2, May 9, May 16

PUBLIC NOTICE

ESTATE NOTICE

ESTATE OF **JAMES M. WARNER a/k/a JAMES WARNER**, late of Chestnuthill Township, Monroe County, Pennsylvania, deceased.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to HEATH THOMAS a/k/a HEATH A. THOMAS.

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

Heath Thomas, Executor
76 Olde Concord Road
Stafford, VA 22554
or to:

George W. Westervelt Jr., Esq.
706 Monroe St.
P.O. Box 549
Stroudsburg, PA 18360

PR - May 2, May 9, May 16

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JANET KELLER DeVOL a/k/a JANET DeVOL**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Dale S. Keller
23 Park Road
Morris Plains, NJ 07950

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

PR - May 16, May 23, May 30

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JANICE MERCURIO**, late of Cresco, 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 (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

John L. Dewitsky Jr., Esq.
41 North Seventh Street
Stroudsburg, PA 18360

PR - May 16, May 23, May 30

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JEAN A. HENZEY**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

MONROE LEGAL REPORTER

Lyn J. Bailey, Executrix
1245 Dewberry Drive
Stroudsburg, PA 18360

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

PR - May 16, May 23, May 30

PUBLIC NOTICE ESTATE NOTICE

Estate of **JOHN W. SIBLEY SR., a/k/a JOHN W. SIBLEY**, late of Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

RUTH S. SIBLEY, n/b/m RUTH SIBLEY BENSINGER, Executrix
407 Mellow Lane
Stroudsburg, PA 18360

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

PR - May 9, May 16, May 23

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF LEWIS J. MILLER, 2456 Nelson DR, Effort, PA 18330

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 file with the Clerk of the Court of Common Pleas of Monroe, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting for the address within the County where notice may be given to claimant.

Kathryne B. Miller, Executrix
2456 Nelson DR
Effort PA 18330

Janet Marsh Catina, Esquire
729 Monroe Street
Stroudsburg, PA 18360

PR - May 2, May 9, May 16

PUBLIC NOTICE ESTATE NOTICE

Estate of **Michael Palmero**, late of Cresco, Monroe County, Commonwealth of Pennsylvania, deceased.

NOTICE is hereby given that Certificate of Grant of Letters of Administration in the above named estate have been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same within four months, but without delay to:

Barbara Fitzgerald,
Attorney At Law
18 South 9th Street, Suite 102
Stroudsburg, PA 18360
484-661-0075

Matthew Palmero, Administrator

PR - May 9, May 16, May 23

PUBLIC NOTICE ESTATE NOTICE

Estate of **Robert M. Howell Jr., a/k/a Robert Marshall Eilenberger Howell, a/k/a Robert M. Howell**, late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania,

Deceased.

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

Anne C. Tiracchia, Executrix
725 Scott Street
Stroudsburg, PA 18360

OR TO:

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

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

PR - May 2, May 9, May 16

PUBLIC NOTICE ESTATE NOTICE

Estate of **Winston L. Jordan a/k/a Winston Jordan**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

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

Abigail Jordan-Nicome, Executrix
691 East 58 Street
Brooklyn, NY 11234

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

By: Daniel M. Corveleyn, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - May 16, May 23, May 30

PUBLIC NOTICE ESTATE NOTICE

Letters of Administration have been granted on the Estate **Lillian E. Dorshimer**, Deceased, late of Monroe County, who died on February 22, 2014, to Roy W. Doshimer and Ronald Dorshimer as Co-Administrators. Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - May 16, 23, 30

PUBLIC NOTICE ESTATE NOTICE

LETTERS OF TESTAMENTARY on the ESTATE OF **GLADYS H. DUNN**, deceased, have been granted to Stephen H. Dunn, Marcia H. Marvin and Kathleen H. Miller.

All persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing without delay, to the undersigned, or to their attorney, within four (4) months from the date hereof, and to file with the Clerk of Courts of the Court of Common Pleas, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit, setting forth an address within the county

MONROE LEGAL REPORTER

where notice may be given to claimant.

Stephen H. Dunn
1817 North Fifth St.
Stroudsburg, PA 18360

Marcia H. Marvin
524 Independence Road
East Stroudsburg, PA 18301

Kathleen H. Miller
5115 Meadowlark Lane
East Stroudsburg, PA 18301

Kevin A. Hardy,
Attorney at Law, P.C.
P.O. Box 818
Stroudsburg, PA 18360

PR - May 16, May 23, May 30

PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that **Adrian's Countryside Retreat Inc.** has been incorporated under the provisions of the Business Corporation Law of 1988.

CRAMER, SWETZ, McMANUS
& JORDAN, P.C.

William B. Cramer, Esquire
711 Sarah St.
Stroudsburg, PA 18360

PR - May 16

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO.: 2013-06114 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, National Association as successor by merger to Wachovia Mortgage Corporation, Plaintiff

vs.

Brian Burch, et al, Defendant(s)

TO: Brian Burch

PRESENTLY OR FORMERLY of 12 Club House Drive, East Stroudsburg, PA 18301. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 12 Club House Drive, East Stroudsburg, PA 18301 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, National Association as successor by merger to Wachovia Mortgage Corporation. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

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

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

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

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

PR - May 16

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO.: 2013-08158 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC DBA Champion Mortgage Company, Plaintiff

vs.

Unknown Heirs and/or Administrators for the Estate of Rosemary Vetter, et al, Defendant(s)

TO: Unknown Heirs and/or Administrators for the Estate of Rosemary Vetter, Douglas Vetter, Believed Heir or Administrator of the Estate of Rosemary Vetter, Scott Vetter, Believed Heir and/or Administrator for the Estate of Rosemary Vetter, Joanne Vetter, Believed Heir and/or Administrator of the Estate of Rosemary Vetter, Karen Vetter, Believed Heir and/or Administrator of the Estate of Rosemary Vetter

PRESENTLY OR FORMERLY of 157 State Street, East Stroudsburg, PA 18301. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 157 State Street, East Stroudsburg, PA 18301 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, **Nationstar Mortgage LLC DBA Champion Mortgage Company**. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number. A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

PR - May 16

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO.: 2644-CV-13 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

MONROE LEGAL REPORTER

Wells Fargo Bank, N.A., Plaintiff
vs.
Samuel Rodriguez and Jenny Rodriguez, Defendant(s)

TO: Samuel Rodriguez and Jenny Rodriguez, his wife

PRESENTLY OR FORMERLY of 8786 Country Place Drive, Tobyhanna, PA 18466-3421. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 8786 Country Place Drive, Tobyhanna, PA 18466-3421 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, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

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

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

PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 7219-CV-2012
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR HARBORVIEW 2005-12 TRUST FUND, Plaintiff vs.

Faik Lita, et al, Defendant(s)

TO: FAIK LITA

PRESENTLY OR FORMERLY of 15 Shady Tree Drive, East Stroudsburg, PA 18301. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 15 Shady Tree Drive, East Stroudsburg, PA 18301 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR HARBORVIEW 2005-12 TRUST FUND. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number. A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN

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

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LAWYER REFERRAL
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913 Main Street
Stroudsburg, PA 18360
Phone (570) 424-7288

PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 11783-CV-08**

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2005, Fremont Home Loan Trust 2005-E, Plaintiff vs. Jennifer O'Rourke and Kevin Foster, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: Jennifer O'Rourke and Kevin Foster, Defendants, whose last known addresses are 8863 Chipmunk Drive, Tobyhanna, PA 18466 and RR3, East Stroudsburg, PA 18301.

Your house (real estate) at 8863 Chipmunk Drive, Tobyhanna, PA 18466, is scheduled to be sold at the Sheriff's Sale on December 4, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$205,325.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be re-listed for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 8863 Chipmunk Drive, Tobyhanna, PA 18466. PARCEL NUMBER: 3/8E/1/594. IMPROVEMENTS: Residential Property. TITLE TO SAID PREMISES IS VESTED IN Jennifer O'Rourke and Kevin Foster BY DEED FROM Maria V. Franco DATED 10/13/2005 RECORDED 11/03/2005 IN DEED BOOK 2246 PAGE 6582. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400

PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 3367-CV-2013**

OneWest Bank, FSB, Plaintiff vs. Anthony R. Silverence and Doris Silverence a/k/a Doris O. Silverence, Defendants

NOTICE OF SALE OF REAL PROPERTY

Anthony R. Silverence and Doris Silverence a/k/a Doris O. Silverence, Defendants, whose last known addresses are 7766 Country Place Drive (Coolbaugh Township) n/k/a 715 Country Place

MONROE LEGAL REPORTER

Drive, Tobyhanna, PA 18466; 1231 Ovington Avenue, #41D, Brooklyn, NY 11219 and 220 Northeast 12th Avenue, Lot 140, Homestead, FL 33030.

Your house (real estate) at 7766 Country Place Drive (Coolbaugh Township) n/k/a 715 Country Place Drive, Tobyhanna, PA 18466, is scheduled to be sold at the Sheriff's Sale on December 4, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$95,260.95, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 7766 Country Place Drive, (Coolbaugh Township), Tobyhanna, PA 18466. PARCEL NUMBER: 3/8D/1/15. PIN NO.: 03635813138914. IMPROVEMENTS: Residential Property. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 4086-CV-2010**

U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-3, Plaintiff vs. Nofrio J. Fornaro, Jr. and Tammie J. Fornaro, Defendants

NOTICE OF SALE OF REAL PROPERTY
Nofrio J. Fornaro, Jr. and Tammie J. Fornaro, Defendants, whose last known addresses are 1509 Price Street, Scranton, PA 18504-3339 and 23 Travis Drive, East Stroudsburg, PA 18302.

Your house (real estate) at 23 Travis Drive, East Stroudsburg, PA 18302, is scheduled to be sold at the Sheriff's Sale on June 26, 2014 (Postponed from April 24, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$234,874.74, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MIDDLE SMITHFIELD, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 23 Travis Drive, East Stroudsburg, PA 18302. PARCEL NUMBER: 9/18/4/23. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 4658-CV-2013**

National Penn Bank, Plaintiff vs. Rachel Thor Straten a/k/a Rachel A. Thor Straten and Regen Thor Straten a/k/a Regen E. Thor Straten, Defendants

NOTICE OF SALE OF REAL PROPERTY
To: Rachel Thor Straten a/k/a Rachel A. Thor Straten, Defendant, whose last known addresses are 2118 Valley View Drive South, Saylorsburg, PA 18353 and RR1, Box 1771 Pin Oak Lane n/k/a 10 Pin Oak Lane (Polk Township), Kunkletown, PA 18058.

Your house (real estate) at RR1, Box 1771 Pin Oak Lane n/k/a 10 Pin Oak Lane (Polk Township), Kunkletown, PA 18058, is scheduled to be sold at the Sheriff's Sale on January 29, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$112,773.85, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF POLK, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS RR1 Box 1771 Pin Oak Lane n/k/a 10 Pin Oak Lane, (Polk Township), Kunkletown, PA 18058. PARCEL NUMBER: 13/11A/2/22. IMPROVEMENTS: Residential Property. PIN NO.: 13621901179450. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 4681-CV-2013**

PNC Bank, National Association, Plaintiff vs. Eileen Berezna a/k/a Eileen Marie Berezna a/k/a Eileen M. Berezna a/k/a Eileen LaForgia a/k/a Eileen Berezna-LaForgia and Kenneth LaForgia, Defendants

NOTICE OF SALE OF REAL PROPERTY
To: Kenneth LaForgia, Defendant, whose last known addresses are 1207 Harmony Drive, East Stroudsburg, PA 18301 and 89 Penn Estates, East Stroudsburg, PA 18301.

Your house (real estate) at 89 Penn Estates, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on December 4, 2014 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$122,933.02, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 89 Penn Estates, East Stroudsburg, PA 18301. PARCEL NUMBER: 17/15F/1/202. IMPROVEMENTS: Residential Property. PIN NO.: 17639203036273. TITLE TO SAID PREMISES IS VESTED IN KENNETH LAFORGIA AND EILEEN BEREZNA-LAFORGIA, HUSBAND AND WIFE BY DEED FROM JOHN F. BAGLIVI AND GRACE M. BAGLIVI, HUSBAND AND WIFE AND JAMES F. BAGLIVI AND ELLEN BAGLIVI, HUSBAND AND WIFE DATED 12/12/2000 RECORDED 12/20/2000 IN DEED BOOK 2088 PAGE 8940. HAVING BEEN ERRECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
NO. 6258-CV-2012**

U.S. Bank National Association, as Trustee, for the GSAMP Trust 2006-HE6 Mortgage Pass-Through Certificates, series 2006-HE6, Plaintiff vs. ELIZABETH BYRNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET VASQUEZ,

MONROE LEGAL REPORTER

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET VASQUEZ, DECEASED, MILTON ROSADO, KNOWN HEIR OF MARGARET VASQUEZ, HECTOR MARTINEZ, KNOWN HEIR OF MARGARET VASQUEZ, ESTATE OF MARGARET VASQUEZ, C/O ELIZABETH BYRNE, PERSONAL REPRESENTATIVE, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET VASQUEZ, DECEASED, Defendant(s)**, whose last known address is 63 G Hunters Woods Drive, East Stroudsburg, PA 18301. Your house (real estate) at 63 G Hunters Woods Drive, East Stroudsburg, PA 18301, is scheduled to be sold at the Sheriff's Sale on January 29, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$332,016.90, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 63 G Hunters Woods Drive, East Stroudsburg, PA 18301. PARCEL NUMBER: 12/117360. IMPROVEMENTS: Residential Property. PIN NO.: 12638202995361. TITLE TO SAID PREMISES IS VESTED IN Margaret Vasquez, married woman BY DEED FROM Chapel Creek Homes, Inc. DATED 01/31/1997 RECORDED 02/10/1997 IN DEED BOOK 2033 PAGE 3149. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA CIVIL ACTION NO. 7020-CV-2010

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, Fremont Home Loan Trust 2006-E, Plaintiff vs. Cesar Gonzalez, Jr. a/k/a Cesar Gonzalez and The United States of America, Defendants

NOTICE OF SALE OF REAL PROPERTY

Cesar Gonzalez, Jr. a/k/a Cesar Gonzalez, Defendant, whose last known addresses are 65 Horseshoe Drive n/k/a 164 Horseshoe Drive, Effort, PA 18330 and 5 Victoria Circle, Kunkletown, PA 18058. Your house (real estate) at 5 Victoria Circle, Kunkletown, PA 18058, is scheduled to be sold at the Sheriff's Sale on June 26, 2014 (Postponed from April 24, 2014) at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$145,143.19, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF POLK, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 5 Victoria Circle, Kunkletown, PA 18058. PARCEL NUMBER: 13/111748/U5. IMPROVEMENTS: Residential Property. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400
PR - May 16

PUBLIC NOTICE IN THE COURT OF

COMMON PLEAS OF MONROE COUNTY, PA CIVIL ACTION - LAW NO. 9386-CV-2013

FIRST NIAGARA BANK, N.A.
vs.

CHARLES E. SUMPTER

NOTICE

To: Charles E. Sumpter, 272 Bird Lane, Kunkletown, PA 18058

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief request by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

Jeffrey G. Trauger, Esq.
Attorney for Plaintiff

PR - May 16

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 10585 CV 13 Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC, Plaintiff v. Richard Jenkins a/k/a Richard Jenkins Jr. and Rosalind Jenkins, Defendants

TO: **Richard Jenkins a/k/a Richard Jenkins Jr. and Rosalind Jenkins**

Premises subject to foreclosure: 167 Woodacres Drive, East Stroudsburg, PA 18301

NOTICE:

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

You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

PR - May 16

MONROE LEGAL REPORTER

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 1882-CV-2014
Notice of Action in
Mortgage Foreclosure**

OneWest Bank, FSB, Plaintiff v. Deborah L. Sheehan, a/k/a Deborah L. Brosious, Known Surviving Heir of Duard Glass, Deceased, Mortgagor and Real Owner and Unknown Surviving Heirs of Duard Glass, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Duard Glass, Deceased Mortgagor and Real Owner

Premises subject to foreclosure: 2963 Ridge Lane, Tobyhanna, PA 18466

NOTICE:

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

**Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288**

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

PR - May 16

**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. 9470-CV-2013**

WELLS FARGO BANK, N.A.
Plaintiff

vs.
PAUL GILL
Defendant

NOTICE

To PAUL GILL

You are hereby notified that on November 12, 2013, 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. 9470-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 9457 JUNIPER DRIVE, TOBYHANNA, PA 18466 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.

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

PR - May 16

**PUBLIC NOTICE
NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on April 21, 2014 for **TWIN YI CORP.** for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.
PR - May 16

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2011-09900**

WELLS FARGO BANK, N.A., AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP2

Vs.
MIGUEL SOSA and JEANETTE SOSA
NOTICE TO: **MIGUEL SOSA and JEANETTE SOSA**
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 223 ZORN TERRACE, N/K/A 103 ZORN TERRACE, TOBYHANNA, PA 18466-7934
Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 03/12/1/19
TAX PIN # 03634701468188

Improvements consist of residential property.
Sold as the property of MIGUEL SOSA and JEANETTE SOSA

Your house (real estate) at 223 ZORN TERRACE, N/K/A 103 ZORN TERRACE, TOBYHANNA, PA 18466-7934 is scheduled to be sold at the Sheriff's Sale on 06/26/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$109,405.89 obtained by, WELLS FARGO BANK, N.A., AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP2 (the mortgagee), against the above premises

PHELAN HALLINAN, LLP
Attorney for Plaintiff

PR - May 16

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2198-CV-13**

THE BANK OF NEW YORK MELLON FKA THE

MONROE LEGAL REPORTER

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Vs.

ANA HERALTE

NOTICE TO: ANA HERALTE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1303 WINDING WAY, A/K/A 580 WINDING WAY, TOBYHANNA, PA 18466
Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 03/9F/1/252

TAX PIN: 03636913136951

Improvements consist of residential property.

Sold as the property of ANA HERALTE

Your house (real estate) at 1303 WINDING WAY, A/K/A 580 WINDING WAY, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$267,279.89 obtained by, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24 (the mortgagee), against the above

premise

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - May 16

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 351 CV 12

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

Vs.

ZOLTAN KOVACS and NICOLE KOVACS

NOTICE TO: ZOLTAN KOVACS and NICOLE KOVACS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 3096 BRIARWOOD DRIVE, A/K/A 4096 BRIARWOOD DRIVE, TOBYHANNA, PA 18466-3025

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 03/8B/2/105
TAX PIN: 03635815636213

Improvements consist of residential property.

Sold as the property of ZOLTAN KOVACS and NICOLE KOVACS

Your house (real estate) at 3096 BRIARWOOD DRIVE, A/K/A 4096 BRIARWOOD DRIVE, TOBYHANNA, PA 18466-3025 is scheduled to be sold at the Sheriff's Sale on 06/26/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$132,396.73 obtained by, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - May 16

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 4945-CV-2013

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Vs.

JAMES D. LEIGH-MANUELL

NOTICE TO: JAMES D. LEIGH-MANUELL

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 305 MICHELE LANE, A/K/A 139 MICHELLE LANE, BARTONSVILLE, PA 18321-7796
Being in POCONO TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 12/9A/2/6

TAX PIN: 12638202019981

Improvements consist of residential property.

Sold as the property of JAMES D. LEIGH-MANUELL

Your house (real estate) at 305 MICHELE LANE, A/K/A 139 MICHELLE LANE, BARTONSVILLE, PA 18321-7796 is scheduled to be sold at the Sheriff's Sale on 10/30/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$222,340.21 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - May 16

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 4959-CV-13

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

GREG DUNCAN

NOTICE TO: GREG DUNCAN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 607 AZALEA AVENUE, A/K/A 607 AZALEA LANE ***, BRODHEADSVILLE, PA 18322
Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 02/2/3/13

TAX PIN: 02625804847651

Improvements consist of residential property.

Sold as the property of GREG DUNCAN

Your house (real estate) at 607 AZALEA AVENUE, A/K/A 607 AZALEA LANE ***, BRODHEADSVILLE, PA 18322 is scheduled to be sold at the Sheriff's Sale on 02/26/2015 at 10 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$221,463.05 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME

LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - May 9

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 1271 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, in **Middle Smithfield Township**, designated

MONROE LEGAL REPORTER

as Unit "C" of Building Site No. 38, of NorthSlope III at Shawnee Mountain, Monroe County, Pennsylvania as those Unit and Building Site designations appear on those certain Final Plot Plans and Final Lay Out Plans entitled "Northslope II at Shawnee Mountain; recorded in Monroe County Office of the Recorder of Deeds Stroudsburg, PA in File 60-259 and 60-260.

Under and subject, nevertheless, to the "Declaration of Protective Covenants, Restrictions and Easements for NorthSlope III at Shawnee Mountain," as same may be amended from time to time, and as the same is recorded in the aforesaid Office in Record Book Vol. 1631, Page 521.

The unit and Building Site now situate, or to be erected, upon the aforesaid premises was designated as a Type I Whole ownership structure by Supplementary Declaration recorded in Record Book Vol. 1631, Page 568.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHAD A. PENSIERO AND MELISSA L. PENSIERO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY MARTIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 3192 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE THREE (3) tracts or parcels of land, with improvements thereon, situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, and more particularly described as follows:

Tract # 1, BEGINNING at an iron pipe, a corner of lands of Charles Beck and lands of the Kresge lot; thence by lands of said Charles Beck and crossing the public road known as the Lackawanna Trail (Bearings from a former Meridian), South eighty two degrees West two hundred thirty-two feet to an iron; thence by the same South six degrees East three hundred ninety-nine and thirty five one hundredths feet to an iron; thence by the same and re-crossing said Trail South eighty-three degrees East two hun-

dred forty-two and five tenths feet to an iron; thence by lands of S. Lucinski and in and along said Trail South one degree East three hundred fifty feet to a point distant two and sixty five one-hundredths feet westerly of the center line of said Trail from which a spike in a fifteen inch cottonwood tree is distant forty three feet, seven and one-half inches in a northeasterly direction and a spike in a thirty six inch ash tree is distant seventy one feet six inches in a southeasterly direction; thence by lands of Walter Learn North seventy six degrees fifteen minutes West three hundred eighty nine and fifty one one-hundredths feet to a corner; thence by other lands of Clarence Brown, of which this tract was formerly a part, North nine degrees forty three minutes West nine hundred sixty nine and thirty one one-hundredths feet to a corner in the public road leading from said Trail to Reeders; thence along said last mentioned public road North seventy nine degrees fifteen minutes East (at three hundred twenty five feet passing the westerly right of way line of the aforesaid Lackawanna Trail and at three hundred ninety five and one one-hundredths feet passing the easterly right of way line of said Trail) four hundred ninety six and sixteen one-hundredths feet to an iron; thence by said Kresge lot South five degrees East three hundred sixty three feet to the place of BEGINNING. CONTAINING eight and thirty two one-hundredths acres, more or less.

EXCEPTING AND RESERVING out of and from the above described tract or piece of land so much thereof as is used and occupied for public highway purposes.

FURTHER EXCEPTING AND RESERVING out of and from the above described tract or piece of land: ALL THAT CERTAIN lot or piece of land, situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron in the middle of the Public Road leading from Tannersville Inn to Reeders, said iron being also the Northeast corner of land of Jack London, thence in and along the middle of the said Public Road North seventy nine degrees fifteen minutes East seventy five feet to a corner; thence leaving said road and by land of the Grantors, of which this was formerly a part, south nine degrees forty three minutes East two hundred thirty nine feet to a corner; thence by the same South seventy nine degrees fifteen minutes West seventy five feet to a corner in line of land of the above mentioned Jack London; thence by the said London property North nine degrees forty three minutes West two hundred thirty nine feet to the place of BEGINNING. CONTAINING 0.4 acres, more or less.

Being the same premises Barbara M. Storm by her deed dated March 5, 1992 and recorded in the Monroe County Office for the Recorder of Deeds in Stroudsburg, Pennsylvania in Deed Book 1818, page 0068, granted and conveyed unto the Grantor, the same person, in fee.

Tract #2, BEGINNING at an iron in the middle of the public Road leading from Tannersville Inn to Reeders, said iron being also the Northeast corner of land of Jack London, thence in and along the middle of the said Public Road North seventy nine degrees fifteen minutes East seventy five feet to a corner; thence leaving said road and by lands of the Grantors, of which this was formerly a part, South nine degrees forty three minutes East two hundred thirty nine feet to a corner; thence by the same South seventy nine degrees fifteen minutes West seventy five feet to a corner in line of land of the above mentioned Jack London; thence by the said London property North nine degrees forty three minutes West two hundred thirty nine feet to the place of BEGINNING. CONTAINING 0.4 acres, more or less.

Being the same premises Harry Janson, Eva Janson and Barbara Storm by deed dated March 5, 1992 and recorded in the Monroe County Office for the Recorder of Deeds in Stroudsburg, Pennsylvania in Deed Book 1818, Page 0061, granted and conveyed unto the Grantor herein, in fee.

Tract #3, BEGINNING at an iron on the West edge of

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the State Highway right-of-way, said iron being North eighty eight degrees eleven minutes west eighty six and five-tenths feet from the northwest corner of lot formerly owned by Stanley Lucinski, now owned by Kenneth Starner, thence along the Western edge of the State Highway right-of-way North seven degrees twenty five minutes West one hundred eighty two and two-tenths feet to the stake in the middle of a small stream; thence by land of Charles A. Beck, of which this was formerly a part, and in and along the said stream North sixty four degrees fifty four minutes West seventy eight feet to a corner; thence by the same North forty four degrees thirteen minutes West seventy seven feet to a stake in line of land of Clarence Brown; thence by land of the said Clarence Brown South one degree forty nine minutes West two hundred sixty six and five-tenths feet to an iron; thence by the same South eighty eight degrees eleven minutes East one hundred fifty six feet to the place of BEGINNING. CONTAINING 0.7 acre, more or less.

The conveyance of Tract #3 is made under and subject to the condition and restriction that the grantees, their heirs or assigns, shall not and will not construct on the premises any tourist cabins, motel, guest house or boarding house or engage in any business thereon relating to the operation of tourist cabins, motel, guest house or boarding house.

Being the same premises Harry Janson, Eva B. Janson and Barbara Storm by deed dated March 5, 1992 and recorded in the Monroe County Office for the Recorder of Deeds in Stroudsburg, Pennsylvania in Deed Book 1818, Page 0064, granted and conveyed unto the Grantor herein, in fee.

Rec Book 2124 Page 4330
Tax Code No. 12/8/2/76

12/8/2/73
12/8/2/75
12/8/2/75-IT

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

GERALD GAY
LOUISE GAY
GERALD B. GAY
MAUREEN GAY

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY D. MARTIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 4637 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, MAY 29, 2014

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 19 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 15d 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 Theodore Mitchell, by deed dated February 23, 2009 and recorded on February 27, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2349, at Page 3230, granted and conveyed unto Russell Chartier.

Being part of Parcel No. 16/4/1/48-15D and Pin No. 16732102878952B15D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUSSELL CHARTIER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 4672 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, MAY 29, 2014

AT 10:00 A.M.

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

AN UNDIVIDED 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 messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and

MONROE LEGAL REPORTER

Commonwealth of Pennsylvania, shown and designated as Unit No. FV 31F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Lorraine L. Ward, widow, by deed dated January 20, 1993 and recorded on February 23, 1993 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1874, at Page 1060, granted and conveyed unto John Charles Ward and Cinderella Lyn Ward.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN CHARLES WARD
AND CINDERELLA LYNN WARD**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 7756 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 79 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, Pennsylvania, dated August 4, 1972 and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch - 100 feet", recorded October 2, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 17, Page 103.

BEING THE SAME PREMISES which Stephanie

Goldberg, a single woman did bargain, grant, sell and convey unto Michael Blackmire and Samantha Blackmire, husband and wife, in fee on June 18, 2004, and did record in the Office for the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on June 22, 2004 in Record Book 2193, Page 8602.

Parcel Identification No: 9/4D/4/111, Map #: 09-7344-01-19-0264

**IMPROVEMENTS: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN** Elvin Vidal, by Deed from Michael Blackmire, aka, Michael P. Blackmire and Samantha Blackmire, h/w, dated 12/20/2004, recorded 12/29/2004 in Book 2212, Page 21.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELVIN VIDAL AND
CRYSTAL M. JOHNSON N/K/A
CRYSTAL M. VIDAL**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HEATHER RILOFF,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 8077 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, MAY 29, 2014
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 24 in that certain piece or parcel of land, situate in the

Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-125 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan id duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated August 17, 2010 and recorded on September 8, 2010

MONROE LEGAL REPORTER

in Record Book Volume 2375 at page 5830 granted and conveyed unto Sean P. Donnelly and Rebecca J. Donnelly.

Being part of Parcel No. 16/3/3-1-125 and Pin No. 16733101095971B125

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SEAN P. DONNELLY
AND REBECCA J. DONNELLY**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 8079 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, MAY 29, 2014
AT 10:00 A.M.**

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

AN UNDIVIDED TWO fifty-second (2/52) co-tenancy interest being designated as Time Period Nos. 27 & 28 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-124 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John P. Crawford and Katherine G. Crawford, his wife, by deed dated October 23, 2007 and recorded on December 26, 2007 in Record Book Volume 2323 at page 9314 granted and conveyed unto Timeshare Holding Company, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMESHARE HOLDING COMPANY, 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 8270 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, MAY 29, 2014
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 3 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-63D 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 PART OF THE SAME premises which Russell H. Wolfe (deceased) and Mary E. Wolfe and Russell W. Collins and Sue E. Collins, by deed dated February 26, 2010 and recorded on May 6, 2010 in Record Book Volume 2370 at Page 2791 granted and conveyed unto Poy Developers, LLC.

Being par of Parcel No. 16/3/3-1-63D and Pin No. 16732102994144B63D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

POY DEVELOPERS 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

MONROE LEGAL REPORTER

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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 8635 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN tracts, pieces or parcels of land lying, situate and being in the **Township of Smithfield**, County of Monroe, Commonwealth of Pennsylvania bounded and described as follows:

TRACT 1

Tax ID #16/3/2/36
PIN 16/7322/00/20/5242

All of Lot 1 depicted on a plan entitled "Penn Regional Business Center, Minor Subdivision Plan" prepared by Langan Engineering & Environmental Services, Drawing No. 13.01, dated December 22, 2005, last revised 9/15/06, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 78, page 234, and being more particularly bounded and described as follows:

BEGINNING at a point in the bed of Seven Bridge Road, Route 209 (100' wide proposed right-of-way), said point being the northwesterly corner of TMP#16-7321-00-29-8877, and running thence from said Point of Beginning;

1. Through the bed of Seven Bridge Road, Route 209, North 81°28'02" West, a distance of 72.98 feet to a point; thence
2. Along the northerly line of Proposed Lot 2 as shown on the above referenced plan, North 57°56'08" West, a distance of 166.50 feet to a point; thence
3. Along the same, North 44°59'59" West, a distance of 218.63 feet to a point; thence
4. Along the same, North 31°07'16" West, a distance of 265.77 feet to a point; thence
5. Along the easterly line of the same, North 15°56'47" East, a distance of 441.50 feet to a point; thence
6. Along the southerly line of TMP#16-7321-00-29-4714 and TMP#16-7321-00-29-5790, South 85°45'12" East, a distance of 409.65 feet to a point in the bed of said Seven Bridge Road, Route 209; thence
7. Through the bed of said Seven Bridge Road, South 11°22'12" East, a distance of 413.44 feet to a point; thence
8. Continuing through the same, South 12°42'53" West, a distance of 482.01 feet to the Point and Place of Beginning.

The above-described parcel containing 9.00 acres of land, more or less.

The above-described parcel being subject to access and drainage easements as shown on the above-referenced plan by Langan Engineering & Environmental Services.

TRACT II

Tax ID #16/3/2/36-1;
PIN No. 16/7321/00/29/8877

Lot No. 1, Subdivision of land belonging to Mildred Turtzo, bounded and described as follows, to wit: BEGINNING at a point in the easterly edge of U.S. Route 209, said point being a point line of land of Van Yetter; thence along the easterly edge of said U.S. Route 209, South 23 degrees 40 minutes 05 seconds West 482.01 feet to a point; thence along land of the above-mentioned Van Yetter, South 70 degrees 30 minutes 50 seconds East 138.12 feet to a point; thence along the same North 32 degrees 10 minutes 54 seconds East 124.05 feet to a point; thence along same North 0 degrees 25 minutes 00 seconds West 382.56 feet to the place of BEGINNING.

BEING the same premises which Grantor Retained Annuity Trust of Lawrence T. Simon for the Benefit of Lawrence T. Simon, Jr. and the Grantor Retained Annuity Trust of Lawrence T. Simon for the Benefit of Eleanor Jean Simon, by indenture bearing date the 22nd day of December, 2006, and recorded the 22nd the 22nd day of December, 2006, in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2291, page 6149, granted and conveyed unto Penn Regional Holdings, L.P., a Pennsylvania limited partnership, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PENN REGIONAL HOLDINGS LP

LTS INVESTMENTS INC

LAWRENCE T. SIMON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ANN LAVELLE POWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10031 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and

MONROE LEGAL REPORTER

described as follows, to wit:
BEGINNING at a pipe on the westerly side of Manor Drive, a corner of lands of Andrew Wasilisin, from which a pipe at the intersection of the westerly side of Manor Drive with the southerly side of Phillips Street bears North thirty degrees fourteen minutes West distant seventy-five feet; thence along the westerly side of Manor Drive, South thirty degrees fourteen minutes East seventy-five feet to a pipe; thence by lands of Bernard A. Conway, South fifty-nine degrees forty-six minutes West one hundred ten feet to a pipe; thence by lands nor or formerly of Jim Evans, North thirty degrees fourteen minutes West seventy-one and fifty-five one-hundredths feet to a pipe; thence by lands of Andrew Wasilisin, North fifty-eight degrees fifty-seven minutes East one hundred ten and five one-hundredths feet to the place of BEGINNING.
UNDER AND SUBJECT TO THE RESTRICTIONS AS APPEAR IN THE CHAIN OF TITLE.

TITLE TO SAID PREMISES VESTED IN Ernesto Gomez, by Deed from Phyllis Cannon, a widow, dated 11/21/2006, recorded 11/22/2006 in Book 2288, Page 4537.

TAX CODE: 18-3/1/4/55-9

PIN NO.: 18730118303175

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERNESTO GOMEZ

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
JEROME BLANK, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10126 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots or pieces of land situate in the **Township of Polk**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

PARCEL I:
BEING Lot No. D-54 as shown on a map of Robin Hood Lake dated April 29, 1958, prepared by W.D. Kitson, Registered Surveyor.

Being part of Tract No. 2 in Deed of Robin Hood Lake, Inc., to New 1901 Corporation dated May 13, 1966, in Deed Book Vol. _____ page 540.

EXCEPTING AND RESERVING that portion of the above lot which is within the limits of Lake Drive (a roadway 33 feet in width).

UNDER AND SUBJECT to conditions, reservations and restrictions more fully set forth in the chain of title.

PARCEL II:

BEGINNING at a point in the center of Lake Drive, said point being distant 840 feet on a course of South

78 degrees 56 minutes West from the point of intersection of the centerline of Lake Drive with the westerly line of Mountain Lane (20 feet in width); thence running from said beginning point along the centerline of Lake Drive South 78 degrees 56 minutes West 60 feet to a point; thence along the easterly line of No. D-54 North 11 degrees 4 minutes West 160 feet to a point the Southwest corner of Lot No. D-6; thence along the southerly line of Lot No. D-6 North 78 degrees 56 minutes East 60 feet to a point; thence along the Westerly line of Lot No. D-52 South 11 degrees 4 minutes East 160 feet to the place of BEGINNING.

BEING Lot No. D-53 as shown on a map titled Robin Hood Lake, dated April 29, 1958, prepared by W.D. Kitson, Registered Surveyor.

EXCEPTING and reserving that portion of the above described lot which is within the limits of said Lake Drive (33 feet in width).

SUBJECT to conditions, reservations and restrictions set forth in Deed Book Volume 359, page 319.

TITLE TO SAID PREMISES VESTED IN Margaret T. Effinger, by Deed from Philip Joseph Effinger, dated 12/02/2008, recorded 12/10/2008 in Book 2346, Page 1241.

Margaret T. Effinger died on 08/28/2010 and, upon information and belief, her surviving heir(s) are Rosemarie Collier and Beverly Goodman.

No estate has been raised on behalf of the decedent property owner.

PARCEL #1

TAX CODE: 13/10/2/137

TAX PIN: 13621905180609

PARCEL #2

TAX CODE: 13/10/2/98

PIN NO: 13621905180751

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROSEMARIE COLLIER, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED
BEVERLY GOODMAN, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED
UNKNOWN HEIRS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET T. EFFINGER, DECEASED**

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ZACHARY JONES, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10252 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground, situate in the **Township of Tobyhanna**, County of Monroe and the Commonwealth of Pennsylvania, and more par-

MONROE LEGAL REPORTER

ticularly as follows:

Beginning at a iron pipe on the northerly side of a 40-foot wide right-of-way known as Pine Tree Land, said iron pipe being a common corner with Lot 821 as is illustrated on a plan prepared by Leo A. Chetman, Jr. titled "Section B of Stillwater Estates, Inc., and is recorded in the Monroe County Register and Recorder's Office in Plot Book Volume 8, Page 158;

1.) Thence, along the easterly side of Lot 821, North 18 degrees 23 minutes 00 seconds East a distance of 180.00 feet to an iron pipe;

2.) Thence, along lands of Stillwater Lake Property Owners Association, South 66 degrees 18 minutes 20 seconds East a distance of 229.39 feet to an iron pin;

3.) Thence, along the westerly side of 818, South 29 degrees 00 minutes 20 seconds West a distance of 180.00 feet to a utility pole;

4.) Thence along the same, on a curve to the left having a radius of 1059.11 feet the arc length of 196.35 feet and a chord bearing and distance of North 66 degrees 18 minutes 20 seconds West, 196.07 feet to the place of beginning.

Being Known As: 819-820 Pine Tree Road n/k/a 5160 Pine Tree Lane, Pocono Summit, PA 18346

TAX CODE: 19/4B/1/98

PIN NO.: 19634504537651

TITLE TO SAID PREMISES IS VESTED IN Robert Halder, his heirs and assigns by deed from The Estate of Andrea L. Karaffa, aka "Andrea Karaffas" dated 01/23/2007 recorded 01/29/2007 in Deed Book 2294, Page 9911.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EUFEGENIA SILLA

A/K/A EUFEGENIA A. SILLA

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10267 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, MAY 29, 2014

AT 10:00 A.M.

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

CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of land situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots No. 122, Section K, A Pocono County Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, Page 1, 3, and 5.

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

PARCEL NO 03/9E/1/27

PIN 03635920808120

Title to said premises is vested in Alberto Alvarez by deed from BROTHERS BUILDING INVESTMENTS, LLC dated August 29, 2006 and recorded September 5, 2006 in Deed Book 2279, Page 7262.

Being Known As: 122 Knollwood Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALBERTO ALVAREZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10280 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 202, Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deed, in and for the County of Monroe, in Plot Book Volume 64, Page 179.

BEING THE SAME PREMISES which Universal Development Corporation, by deed dated 08/02/1996 and recorded 10/15/1996 in Book 2030 Page 433 conveyed to John M. Angco-Castillo and Glenda S. Angco-Castillo, husband and wife.

Pin #: 09731500742727

Tax Code #: 09/88831

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN M. ANGCO CASTILLO

GLENDAS. ANGCO CASTILLO

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SALVATORE FILIPPELLO,
Esquire
Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10281 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot 204, Section No. C, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 20, at Page 113.

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

TITLE TO SAID PREMISES VESTED IN Melinda D. Manuel, an individual, by Deed from Charles Crowell and Shirley Crowell, his wife, dated 04/06/2006, recorded 04/11/2006 in Book 2263, Page 6482.

TAX CODE: 03/8B/1/245

TAX PIN: 03635815524790

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MELINDA D. MANUEL
A/K/A MELINDA MANUEL
DEAN MANUEL**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10347 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: beginning at a point or corner in the public road leading from Pocono Lake to Long Pond, said point being North sixty four degrees thirty minutes East one hundred ten feet from a corner in line of land of William Anthony; thence by land now or late of Wilson Bonser, of which was formerly a part, North sixty four degrees thirty minutes East ninety feet to a point in the aforesaid mentioned road; thence by land of (formerly Albert Stitzer, now) Edward Berger, of which this was a part, North thirty one degrees fifteen minutes West six hundred feet to a stake; thence by land of now or formerly Isaac Stoffer Estate, South sixty four degrees thirty minute West ninety feet to a stake; thence by land of which this lot was formerly a part, now Anne A. Hare, South thirty one degrees fifteen minutes East six hundred feet to the place of beginning.

Being Known As: Box 31 Stoney Hollow Road, Pocono Lake, PA 18347-0031

TAX CODE: 19/8/1/19

PIN NO.: 19632400173424

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Thompson, an individual by Deed from Edward W. Griebisch and Jeanne F. Griebisch, his wife dated 03/25/2004 recorded 04/01/2004 in Deed Book 2186 Page 531.

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

THOMAS W. THOMPSON

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

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

MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 10387 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Price, County of Monroe and State of Pennsylvania, BEING Lot No. 16, Section 1, South Ridge as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 72, Page 164.

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

TITLE TO SAID PREMISES VESTED IN Jeffrey Shields and Kathleen Shields, h/w, by Deed from Kai-Tac, Inc., a Pennsylvania corporation, dated 06/29/2001, recorded 07/30/2001 in Book 2099, Page 7818.

TAX CODE: 14/91580
TAX PIN: 14730400463677

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEFFREY SHIELDS
KATHLEEN SHIELDS**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10454 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Townships of Polk and Chestnuthill, County

of Monroe and State of Pennsylvania, being Lot No. 264, 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 northerly side of Rainbow Terrace, said iron also being a corner of Lot No. 265, Birch Hollow Estates, thence along Lot No. 265, N 29 30 minutes 00 second W (Magnetic Meridian 1966) for 265.69 feet to an iron feet to an iron, thence along lands of Arciel Corporation, N 71 55 minutes 48 seconds E for 180.58 feet to an iron, thence along Lot No. 263, Birch Hollow Estates, S 29 30 minutes 00 second E for 229.91 feet to an iron on the northerly side of Rainbow Terrace, thence along the northerly side of Rainbow Terrace, S 60 30 minutes 00 second W for 177.00 feet to the place of BEGINNING. CONTAINING 1.006 acres, more or less.

UNDER AND SUBJECT to Declaration of Protective Covenants as recorded in Deed Book Volume 1227, Page 176.

TITLE TO SAID PREMISES VESTED IN Michael Strand and Jean E. Strand, by Deed from James Juscavage, dated 08/18/2003, recorded 09/10/2003 in Book 2166, Page 8543.

TAX CODE: 02/17B/1/264
TAX PIN: 02632003342388

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL STRAND
JEAN E. STRAND**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10459 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot No. 175, Section III, as shown on plotting of "Summit Pointe, Section III," prepared by

MONROE LEGAL REPORTER

Edward C. Hess Associates, Inc., registered engineers, and dated May 15, 1979, said plot map having been recorded on March 2, 1979 in the Office for Recording of Deeds, etc., for Monroe County, Pennsylvania, in Plot Book Volume 39, page 77.

BEING the same premises which Peter A. Frazzano and Frances A. Frazzano, husband and wife, by their Deed dated January 17, 1995 and recorded January 20, 1995 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania at Deed Book Volume 1991, Page 302, granted and conveyed unto John W. Donohue and Maryann Donohue, husband and wife.

TAX PARCEL NO.: 3/5B/1/61

PIN NO.: 03-6355-03-23-9412

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN W. DONOHUE AND MARYANN DONOHUE

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10478 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, Being Lot 50, as shown on Map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74, page 37.

TITLE TO SAID PREMISES VESTED IN Sayyid A. Baksh, by Deed from Federal Home Loan Mortgage Corporation, By Marie to Eaise, By Power of Attorney Recorded 8/28/2006 in Book 2278 Page 8335, dated 03/27/2008, recorded 04/02/2008 in Book 2330, Page 5221.

TAX CODE: 20/96371

TAX PIN: 20632100183973

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAYYID A. BAKSH

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10518 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 486, 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 Page 11, 13 and 15.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN Samila Kristal, by Deed from PR Management Corporation, dated 04/24/2007, recorded 04/26/2007 in Book 2303, Page 3879.

TAX CODE: 03/8C/1/199

TAX PIN: 03635814237829

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAMILA KRISTAL

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

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

MONROE LEGAL REPORTER

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10544 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, MAY 29, 2014
AT 10:00 A.M.**

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

PARCEL ONE

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

BEGINNING at an iron pipe in line of lands of the Buck Hill Falls Company said pipe being the Northwest corner of a log belonging to Paul Mitchell; thence by Paul Mitchell (bearings from Magnetic Meridian of 1939) South forty degrees thirteen minutes East two hundred ninety three and three-tenths feet to an iron pipe at the West side of the road leading from Buck Hill Golf Club House to Coveville; thence along the west side of the said road, South forty seven degrees fifty two minutes West eighty feet to an iron pipe; thence, leaving said road and by other lands of Henry Goldbeck, of which this was formerly a part, North forty degrees thirteen minutes West three hundred ninety eight and eight-tenths feet to an iron pipe in line of first mentioned lands of the Buck Hill Falls Company; thence by said lands of the Buck Hill Falls Company, South seventy one degrees twenty six minutes East ninety six and nine-tenths feet to an iron pipe in an old wagon road; thence, still by the same, North eighty three degrees thirty four minutes East thirty six feet to the place of BEGINNING. CONTAINING 26, 1950 square feet, more or less.

PARCEL TWO

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Barrett**, (formerly Price), County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe, being also an in-corner of lands of The Buckhill Falls Company, formerly of Henry Goldbeck; thence by said land of The Buckhill Falls Company, South forty degrees thirteen minutes East *bearings from Magnetic Meridian of October 1939) two hundred twenty three feet to an iron pipe at the West edge of the public road leading from Buckhill Golf Club House to Coveville; thence, along the West side of said road, South forty seven degrees fifty two minutes West one hundred and one-tenth feet to an iron pipe; thence, leaving the said road and by other lands of Henry Goldbeck, of which this was formerly a part, North forty degrees thirteen minutes West two hundred ninety three and three-tenths feet to an iron pipe in line of first mentioned land of The Buckhill Falls Company; thence, by said lands of The Buckhill Falls Company, North eighty three degrees thirty four minutes East one hundred twenty and three-tenths feet to the place of BEGINNING. CON-

TAINING twenty five-thousand eight hundred fifteen square feet, more or less.

PARCEL THREE

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

BEGINNING at an old iron pipe located on the west side of the public highway leading from Buck Hill Falls to Coleville, said point also being a common corner of the lands of the Grantor herein the following three course and distances: (1) North 42 degrees 42 minutes 44 seconds West 160.40 feet to an iron pin for a corner, (2) North 40 degrees 13 minutes West 42.58 feet to an iron pin for a corner and (3) North 53 degrees 40 minutes East 7.00 feet to a corner on the common boundary line of the parties hereto; thence along the said common boundary line South 40 degrees 13 minutes East 202.35 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Parcel 'A' as shown on a certain plan of the lot of the Grantors herein.

BEARINGS of the magnetic meridian as of the original survey and CONTAINING two one-hundredths (0.02) of an acre of land to be the same more or less.

UNDER AND SUBJECT to the restrictions as imposed by the Barrett Township Supervisors on June 14, 1983 that the above three lots or parcels must be combined and may not be sold separately. Said restriction is more particularly set forth on that certain plan entitled "Map Showing lands of William H. Goldbeck and L.M. Caruthers Estates" dated August 13, 1970 and revised June 9, 1983, prepared by Harry f. Schoenagel, registered surveyor and approved by said Supervisors on June 14, 1983.

TITLE TO SAID PREMISES VESTED IN Nick Daniel Lucaciu, married, by Deed from Thomas Stanton and Diane Stanton, h/w, dated 03/17/2006, recorded 03/20/2006 in Book 2261, Page 3241.

TAX CODE: 01/30/1/5

TAX PIN: 01638801168656

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NICK LUCACIU A/K/A
NICK DANIEL LUCACIU**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10602 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

MONROE LEGAL REPORTER

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

**THURSDAY, MAY 29, 2014
AT 10:00 A.M.**

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

All that certain lot or piece of ground situate in **Coolbaugh Township**, County of Monroe, Commonwealth of Pennsylvania, known as Lot No. 5, Block 1602, Section 16, as shown on the Map of Arrowhead Lakes, on file in the Recorder of Deeds Office for Monroe County, Pennsylvania, in Plot Book No. 21, page 69.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES VESTED IN Robert V. Fay and Carolyn Fay, his wife, by Deed from William V. Lessig, Jr., dated 02/21/2006, recorded 02/22/2006 in Book 2258, Page 5860.

TAX CODE: 03/19A/1/502
TAX PIN: 03539715636571

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CAROLYN FAY
ROBERT V. FAY**

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10626 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 554, Section No. H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19 at Page 21, 23, 25.

TOGETHER WITH and UNDER AND SUBJECT to all of the right, obligations, and responsibilities as set forth in the Chain of Title.

TITLE TO SAID PREMISES VESTED IN Robert T. Foster, an individual, by Deed from Gloria R. Cook and David Cook, dated 06/24/1999, recorded 07/13/1999 in Book 2066, Page 3292.

ROBERT T. FOSTER A/K/A ROBERT T. FOSTER, JR. died on 05/26/2010 and, upon information and belief, his surviving heir(s) are **ROBERT T. FOSTER, III, MARY L. FOSTER, FREDRICK FOSTER, DEN-**

NIS FOSTER, and RUTH CORTES A/K/A RUTH FOSTER. BY executed waiver(s), **DENNIS FOSTER, FREDRICK FOSTER, ROBERT T. FOSTER, III, MARY L. FOSTER, and RUTH CORTES A/K/A RUTH FOSTER** waived their right to said property. No estate has been raised.

TAX CODE: 03/8E/1/531

TAX PIN: 03635805181439

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 ROBERT T. FOSTER A/K/A ROBERT T. FOSTER J.R. DECEASED

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEROME BLANK, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10665 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots situate in the **Township of Price and Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated a Lots No. 11 and 12, Section 'G', 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, Pa., in Plot Book 10, page 145, Taxes paid in Price Township Known as Lots Nos. 11 and 12, Section 'G' - Pocono Highland Lake Estates, Inc., Price Township, Monroe County, Pa.

UNDER AND SUBJECT nevertheless, to the covenants, conditions and restrictions which run with the land and are more fully set forth at length in Deed Book Vol. 384, page 325.

TITLE TO SAID PREMISES VESTED IN Nicholas O. Torino and Dorothea Torino, h/w, by Deed from Ross R. Lesoine and Barbara Ann Lesoine, h/w, dated 03/31/2008, recorded 04/23/2008 in Book 2331, Page 9851.

TAX CODE: 14/6A/1/75

TAX PIN: 14730402559440

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NICHOLAS O. TORINO
DOROTHEA TORINO**

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

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1084 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN Tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania being Lot No. 38, Final Subdivision Plan, Mountain Terrace Estates, recorded in Plot Book Volume 71, page 152, bounded and described as follows, to wit:

BEGINNING at an iron in the northerly right-of-way of Terrace Drive, being a corner of Lot No. 39, Mountain Terrace Estates along Lots No. 39 and 40, N 01 degrees 25'41" W (MM) for 295.00 feet to an iron a corner of Lot No. 42, thence along Lots No. 42 and 43, N 88 degrees 34'19" E for 150.00 feet to an iron, a corner of Lot No. 37, thence along Lot No. 37, S 01 degrees 25'41" E for 295.00 feet to an iron in the northerly right-of-way of Terrace Drive, S 88 degrees 34'19" W for 150.00 feet to the place of BEGINNING. CONTAINING 1.016 acres more or less.

PARCEL NO. 02/91228
PIN 02634000362390

Title to said premises is vested in Lance D. Parrish and Carmen Parrish by deed from P&K Developers, LLC dated March 16, 2001 and recorded March 20, 2001 in Deed Book 2092, page 9151.

On May 15, 2010, Lance D. Parrish departed this life leaving title vested solely in the name of Carmen Parrish by operation of law.

Being Known As: 217 Terrace Drive, Saylorsburg, Chestnuthill, Monroe County, PA 18353

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALL STATE ASSET MANAGEMENT
CARMEN PARRISH**

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10935 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract piece or lot of land situated in the **Township of Tunkhannock**, County of Monroe, and State of Pennsylvania being Lot No. 30 as shown on a map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74, Page 37, bounded and described as follows, to wit:

BEGINNING at an iron in the westerly right-of-way of Mountain Terrace Drive, being a corner of Lot No. 40, Mountain Terrace Estates at Tunkhannock, thence along Lot No. 40, N 86 degrees 10 minutes 17 seconds W (MM) for 287.93 feet to an iron in line of Lot No. 31, thence along Lot No. 31, N 08 degrees 58 minutes 38 seconds W for 135.00 feet to an iron in the southerly right-of-way of Arthur's Way, thence in the southerly right-of-way of Arthur's Way, N 81 degrees 01 minute 22 seconds E for 248.21 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 in the westerly right-of-way of Mountain Terrace Drive, thence in the westerly right-of-way of Mountain Terrace Drive the following two courses and distances:

(1.) S 08 degrees 58 minutes 38 seconds E for 43.00 feet to an iron;

(2.) On a curve to the right having a radius of 500.00 feet and an arc length of 111.75 feet to the place of BEGINNING.

CONTAINING: 1.1121 Acres more or less.

TITLE TO SAID PREMISES VESTED IN Kenneth Mays, Sr. and Rosalind D. Mays, by Deed from West End Developers, LLC., a Pennsylvania limited liability company, dated 10/13/2004, recorded 10/14/2004 in Book 2204, page 8210.

TAX CODE: 20/96351

TAX PIN: 20632100297064

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KENNETH MAYS, SR.
ROSALIND D. MAYS**

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

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11123 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situated in **Hamilton Township**, Monroe County, Pennsylvania, said lot being known as Lot 1 as shown on a map entitled, "Lands of Harmon Homes Inc., final subdivision plan, NPDES Permit number PA_1024503007, Hamilton Township, Monroe County, PA. prepared by Niclaus Engineering Corporation, dated April 2002, revised through November 22, 2004, filed at the Monroe County Courthouse in Plot Book 76, Page 192, said Lot 1 being bounded and described as follows:

BEGINNING at a point in a 36 inches Red Oak Tree said point being the northwesterly corner of Lot 1 as shown on the above referenced filed Map thence,

1. Along lands now or formerly of John M. and Arlene L. Frailey North sixty-one (61) degrees thirty-six (36) minutes zero (00) second East, three hundred sixty-eight and six tenths (368.60) feet to an iron pin; thence

2. Along Lot 2 South nine (09) degrees twenty-seven (27) minutes forty-six (46)seconds East, two hundred ten and twenty-four one-hundredths (210.24) feet to an iron pin to be set; thence,

3. Along the same South thirty-one degrees thirty-one (31) minutes twenty-three (23) seconds East, sixty-five and zero one-hundredths (65.00) feet (passing an iron pin to be set a forty-eight and five tenths (48.50) feet to a point in the center of SR2004 Cherry Valley Road; thence,

4. Along the center of Cherry Valley Road South fifty-eight (58) degrees twenty-eight (28) minutes thirty-seven (37) seconds West seventy-three and fifteen one-hundredths (73.15) feet to a point of curvature; thence

5. Along the same on a curve to the right with a radius of seven hundred thirty and zero one-hundredths (730.00) feet, an arc length of one hundred forty-two and twenty-six one-hundredths (142.26) feet and a central angle of eleven (11) degrees nine (09) minutes twenty-six (26) seconds to a point of tangency; thence

6. Along the same South sixty-nine (69) degrees thirty-eight (38) minutes thirty-two (32) seconds West one hundred fifty-four and seventy-one one-hundredths (154.71) feet to a point; thence,

7. along land now or formerly of Camilla German North thirteen (13) degrees twenty-five (25) minutes twenty (20) seconds West two hundred forty-eight and forty-five one-hundredths (248.45) feet passing a concrete monument at eighteen and sixty-three one-hundredths (18.63) feet to the point of BEGINNING. CONTAINING 2.16 acres more or less.

Subject to the rights of the public in and to that portion that lies with in the right of way of SR2004 Cherry Valley Road.

Subject to any other easements and restrictions of record.

TITLE TO SAID PREMISES VESTED by Warranty Deed, date 08/09/2006, given by Criselda A. DelaPena, as an individual, joined by her spouse Ranell Santa Cruz to Criselda A. DelaPena and Ranell Santa Cruz, wife and husband, their heirs and assigns and recorded 8/17/2006 in Book 2277 Page 8634 Instrument # 200635150

TAX CODE: 07/97765

TAX PIN: 07627700564065

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CRISELDA A. DELAPENA

RANELLA SANTA 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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11137 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 317, Birch Brier States, Section Nine, recorded in Plot Book Volume 60 page 429, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Lower

MONROE LEGAL REPORTER

Mountain Drive, being also a corner of Lot No. 316, Birch Brier Estates, Section Nine, thence along Lot No. 316, S 15 degrees, 32 minutes, 42 seconds E (Magnetic Meridian) for 210.00 feet to an iron in line of Lot No. 315, Birch Brier Estates, Section Nine and in Bethlehem Water Authority Pipe Line Right-Of-Way, thence corner of Lot No. 318, Birch Brier Estates, Section Nine, thence along Lot No. 318, N 15 degrees, 32 minutes, 42 seconds W for 210.00 feet to an iron, on the southerly side of Lower Mountain Drive, N 74 degrees, 27 minutes, 18 seconds E for 208.00 feet to the place of BEGINNING.

CONTAINING: 1.002 Acres more or less.

UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations, and Conditions as in Deed Book Volume 1493 page 482 and Deed Book Volume 1627 page 1620.

UNDER AND SUBJECT to the existing Bethlehem Water Authority Pipe Line Right-Of-Way.

PARCEL NO. 02/85824

PIN 02633001188789

Title to said premises is vested in Joseph John Rock and Michele T. Rock, husband and wife, by deed from Marketing Technology, Inc dated April 20, 1991 and recorded May 22, 1991 in Deed Book 1778, page 1027.

Being Known As: 317 Lower Mountain Drive, Effort, Chestnuthill, Monroe County, PA 18330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH J. ROCK
AND MICHELE ROCK**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11878 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, MAY 29, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No.

3706, Section 7, 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 123.

UNDER AND SUBJECT to all restrictions, covenants, easements, reservations and conditions as they may appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Laura Gonzalez from Jeanne Rosas, now by marriage, Jeanne Rosas-Hein, dated 08/07/2006 and recorded 08/08/2006 in Book 2276, Page 9814.

TAX CODE: 03/4B/2/51

PIN NO.: 03636703112673

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAURA GONZALEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1212 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, MAY 29, 2014

AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the Westerly edge of a certain road fifty (50.00) feet in width known as Tyler Road, said pin being at the most Northeasterly corner of Lot 133, as shown on a certain map entitled 'Final Plan, Parcel 2 Phase 3, The Woodlands', Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono and Stroud Townships, Monroe County, Pennsylvania, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 71 Page 216, this plan supercedes the previously recorded plan recorded in Plot Book Volume 71, Page 181;

1) thence leaving said road and along Lot 133, South sixty one degrees nineteen minutes forty six seconds West (S 61-19-46 W) two hundred thirteen and thirty four one-hundredths (213.34 feet) feet to an iron pin, a corner common to Lots 133, 132 and on line with Lot 137;

2) thence partly along Lot 137 and Lot 138, North twenty eight degrees forty minutes fourteen seconds West (N 28-40-14 W) two hundred fourteen and zero one-hundredths (214.00 feet) feet to an iron pin, said pin being common to Lots 131 and 132;

3) thence along Lot 131, North sixty one degrees nineteen minutes forty six seconds East (N 61-19-46

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E) two hundred thirteen and thirty four one-hundredths (213.34 feet) feet to an iron pin on westerly side of Tyler Road, a corner common to Lots 132 and 131;

4) thence along said road, South twenty eight degrees forty minute fourteen seconds East (S 28-40-14 E) two hundred fourteen and zero one-hundredths (214.00 feet) feet to the Place of BEGINNING.

CONTAINING a total of 45738.00 square feet or 1.05 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING Lot 132 as shown on the aforementioned map.

UNDER AND SUBJECT to the Restrictive Covenants of The Woodlands, recorded in the Office of The Recorder of Deeds of Monroe County, Pennsylvania in volume 2034, page9788, as amended by an Amendment recorded in such Office in volume 2052, page 6200, and as may be further amended from time to time.

ALSO under and subject to the notes, covenants, easements and restrictions as appear on the plan of Phase III of The Woodlands, recorded in said Office of The Recorder of Deeds in plot book volume 71, page 216 (which revised the plan recorded in plot book volume 71, age 181).

TITLE TO SAID PREMISES VESTED IN Robert LaVecchia, by Deed from Robert LaVecchia and Carol LaVecchia, dated 04/17/2003, recorded 04/29/2003 in Book 2151, Page 7386.

TAX CODE: 12/91323

TAX PIN: 12638100372376

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT LAVECCHIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12294 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designate as Lot Number 53, Section One, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey, and recorded in Monroe County, Pennsylvania in Plot Book No 29 Page 57.

UNDER AND SUBJECT to the restrictions, conditions and covenants as appear in Monroe County Deed Book Volume 753 at Page 320.

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

TITLE TO SAID PREMISES VESTED IN Valerie Roseburgh, a single woman, by Deed from Christopher Vartanian and Rosemarie Vartanian, his wife, dated 03/01/2002, recorded 03/07/2002 in Book 2116, Page 9333.

TAX CODE: 02/14B/1/93

TAX PIN: 02633001397109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VALERIE J. ROSEBURGH

A/K/A VALERIE ROSEBURGH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1256 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots No. 572, 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.

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.

TITLE TO SAID PREMISES VESTED IN Jacob Ryvkin and Viktoriya Golbraykh, by Deed from Merab Nozadze, dated 04/07/2005, recorded 04/13/2005 in

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Book 2222, Page 122.
TAX CODE* 03/8D/1/115
TAX PIN: 03635809154130

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JACOB RYVKIN
VIKTORIYA GOLBRAYKH**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1286 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 30, Section III, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 17, Page 57.

The improvements thereon being known as 47 Lake of the Pines, East Stroudsburg, PA 18301.

TITLE TO SAID PREMISES VESTED IN Thomas McGinn and Linda E. McGinn, h/w, by Deed from Paragon Properties, Ltd., a Pennsylvania corporation, dated 04/04/1989, recorded 04/05/1989 in Book 1674, Page 553.

TAX CODE: 9/4C/3/33
TAX PIN: 09734403319780

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**THOMAS MCGINN
AND LINDA E. MCGINN**

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINE M. ANTHOU,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1318 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the northerly line of Hillside Drive, a common corner of Lot No. 83 and Lot No. 84, as shown on a plan titled "Final Plan - Section 4, Ribinwood Country Estates HBGM, Inc.—Developers, Chestnuthill and Jackson Townships, Monroe County, Pennsylvania" dated 6 March 197, and revised 14 April, 1977 prepared by Edward S. Hess Associates, Inc., and recorded May 10, 1978 in Plot Book 36, page 35; thence by Lot No. 83 North 15 degrees 30 minutes 43 seconds East 324.10 feet to an iron pipe in line of lands of Paul L. Bond; thence by lands of Paul L. Bond South 60 degrees 47 minutes 52 seconds East 214.81 feet to an iron pipe on the northwesterly end of an unnamed road 40 feet in width South 29 degrees 12 minutes 08 seconds West 267.27 feet to an iron pipe at the point of curvature of a tangent curve; thence on a curve to the right having a radius of 30.00 feet for an arc length of 44.76 feet (Chord bearing and distance being South 71 degrees 56 minutes 27 seconds West 40.72 feet to an iron pipe at a point of tangency; on the northerly line of Hillside Drive; thence along the northerly line of Hillside Drive on a curve to the left having a radius of 700.00 feet for an arc length of 112.00 feet (chord bearing and distance being North 69 degrees 54 minutes 15 seconds West 111.68 feet) to the place of BEGINNING. Containing 1.234 acres more or less. Being Lto No. 84 as shown on the above-mentioned plan.

Being further identified as Tax Parcel ID No.: 2/5B/1/86

BEING the same premises which Gary Matolyak, by indenture bearing the date the 20th of November, 2002 and being recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on the 10th day of December, 2002 in Deed Book Volum 2138 page 9409, granted and conveyed unto Michael Caruso

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and Dianne T.V. Caruso, husband and wife.
TAX PARCEL NO.: 2/5B/1/86
PIN NO.: 02-6350-01-15-1313
**SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF:**

**MICHAEL CARUSO
DIANNE T.V. CARUSO A/K/A
DIANE T.V. CARUSO**

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1325 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 15, Section 8 as shown "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 36, page 57.

TAX CODE: 20/3A/2/72
TAX PIN: 20633103247770

BEING in the same premises which Bank One, N.A. f/k/a The First National Bank of Chicago, as Trustee under the Pooling and Servicing Agreement dated as of September 30, 1999, Series 1999-A, without recourse, by Deed dated November 20, 2002 and recorded in the Office of the Recorder of Deeds of Monroe County on March 21, 2003 in Deed Book Volume 2148, Page 646, granted and conveyed unto Lisa Miller.

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

LISA MILLER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINE M. ANTHOU,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1356 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at a point in the West side of the public road leading from Canadensis to Newfoundland at the northwest corner of land of Claude Price and running along the northerly line of Claude Price South sixty-three degrees thirty minutes East a distance of one hundred seventy-five feet to a point in Brodheads Creek; thence down Brodheads Creek and land of said Price South twenty-eight degrees fifteen minutes West a distance of twenty and one one-hundredths feet to a point in said Creek; thence along land of Claude Price North sixty-three degrees thirty minutes West a distance of one hundred seventy and five-tenths feet to a spike driven in the West side of said public road; thence along said road and land of Spruce Lake Retreat North fifteen degrees thirty minutes East a distance of twenty and thirty-seven one-hundredths feet to the point of BEGINNING. Containing a calculated area of 3455 square feet.

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

PARCEL NO. 2:

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

BEGINNING at a point in the middle of the public road leading from Canadensis to Panther in line of land of Jacob P. Hoke, thence along land of said Jacob P. Hoke, South sixty-six degrees, twenty minutes East one hundred ninety feet to a post; thence by other lands of the parties of the first party (Hartson Buskirk and Jennie Buskirk) North twenty degrees East fifty feet to a post; thence still by the same North sixty-six degrees twenty minutes West one hundred ninety feet to the middle of the said public road; thence along the middle of the said road; in a Southerly direction fifty feet to the place of BEGINNING.

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 William E. Vanbuskirk, by Deed from William E. Vanbuskirk, Executor of the last Will and Testament of Frances Batzel aka Frances May Batzel, dated 04/04/2002, recorded 05/10/2002 in Book 2121, Page 6368.

MONROE LEGAL REPORTER

TAX CODE: 01/25/2/26

TAX PIN: 01638903218480

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM E. VANBUSKIRK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1397 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin on the southerly line of Elm Lane, a 40.00 ft. wide private road right-of-way, being a common corner of Lot No. 11 and Lot 11-A as shown on said plan titled 'Final Plan, Minor Subdivision, Lands of John and Marian Snyder, Lot Nos. 10 and 11 - Allenwood Farm', dated December 15, 2002, and recorded in Plot Book Vol. 75, Page 55; Thence by said Lot No. 11-A North 10 degrees 57 minutes 02 seconds East 288.29 feet to an iron pin; Thence by Lot No. 11-B (intended to be conveyed to Leon and Patricia Foucault) South 79 degrees 02 minutes 58 seconds East 130.00 feet to an iron pin; Thence by the same South 31 degrees 19 minutes 03 seconds East 242.40 feet to a sixteen inch Maple tree in line of lands of Leon & Patricia Foucault; Thence by said lands of Leon & Patricia Foucault South 10 degrees 57 minutes 02 seconds West 265.00 feet to an iron pin in line of other lands of John & Marian Snyder; Thence by said other lands of John & Marian Snyder and by lands of David & Betty Snyder, and along the aforementioned southwesterly side of a 40.00 ft. wide private driveway right-of-way, North 51 degrees 00 minutes 28 seconds West 332.02 feet to the place of BEGINNING.

CONTAINING 2.129 acres of land.

BEGIN Lot No. 11 as shown on the above described plan.

UNDER AND SUBJECT to the rights of the Grantors, their heirs, executors, administrators, and assigns, in common with the rights of the Grantees, their heirs, executors, administrators and assigns, to ingress, egress and regress in, over, along and across Elm Lane, a 40.00 ft. wide private road right-of-way, said right-of-way being adjacent, in a northeasterly direction, to the southwesterly line of the above described tract of land.

Together with the rights of the Grantees, their heirs, executors, administrators, and assigns, in common with the rights of the Grantors, their heirs, executors, administrators, and assigns, to ingress, egress, and regress in, over, along, and across that portion of Elm Lane extending in a southerly direction, along lands of David & Betty Snyder, through other lands of John & Marian Snyder, to Twp. Rd. No. 375 (Carney Road).

Along together with the rights of the Grantees, their heirs, executors, administrators, and assigns, in common with the rights of the Grantors, their heirs, executors, administrators, and assigns, to ingress, egress and regress in over and across a 20.00 ft. wide private driveway right-of-way, bounded and described as follows, to wit:

Beginning at a point on the southwesterly line of the above described tract of land, from which an iron pin marking the southeasterly corner of the above described tract of land bears South 51 degrees 00 minutes 28 seconds East distant 228.02 feet; Thence along said southwesterly line of the above described tract of land South 51 degrees 00 minutes 28 seconds East 63.31 feet to a point; Thence through lands of John and Marian Snyder (D.B. Vol. 805, Pg. 98) South 38 degrees 59 minutes 32 seconds West 20.00 feet to a point; Thence by the same North 51 degrees 00 minutes 28 seconds West 51.65 feet to a point on the easterly line of Elm Lane; Thence along said easterly line of Elm Lane North 8 degrees 45 minutes 30 seconds East 23.15 feet to the place of BEGINNING.

ALSO

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

BEGINNING at an iron pipe in line of lands of Charles A. Frantz, said iron pipe being the northeasterly corner of lands of Mark Schoenberger; thence along lands of said Charles A. Frantz (Bearings from the M.M. of 1966) S 55 degrees 01 minute 25 seconds E (at 49.58 feet passing an iron pipe and at 566.71 feet passing another iron pipe) 642.72 feet to a point in the public road designated as Township Route No. 375; thence in and along said road, by lands intended to be conveyed unto Irving Levitt and Max Karp, N 69 degrees 11 minutes 15 seconds W, 119.72 feet to a point in said road; thence by the same, N 83 degrees 36 minutes 20 seconds W, 460.33 feet to a point in line of said lands of mark Schoenberger; thence along lands of said Mark Schoenberger, along the westerly side of the hereinafter excepted right-of-way, N 8 degrees 45 minutes 30 seconds E (at 18.71 feet passing an iron pipe) 278.00 feet to the place of BEGINNING.

CONTAINING 1.68 acres, more or less.

EXCEPTING AND RESERVING thereout and therefrom, in common with others, the right of ingress, egress and regress over a strip of land forty feet in width adjoining the westerly or last course of the above described lot, and extending approximately 275 feet more or less from the said Township Route No. 375 to lands of Charles A. Frantz.

SUBJECT to the easement for public road purposes, twenty feet either side of the centerline-line of the said Township Route 375.

UNDER AND SUBJECT to the easements and restrictions as set forth in the chain of title.

UNDER AND SUBJECT NEVERTHELESS to certain conditions and restrictions of record as aforesaid.

TITLE TO SAID PREMISES VESTED IN George M. Polanco, a married man, by Deed from John H. Snyder and Marian L. Snyder, h/w, dated 04/08/2005,

MONROE LEGAL REPORTER

recorded 04/14/2005 in Book 2222, Page 736.

PARCEL #1
TAX CODE: 13/5/1/19-20
TAX PIN: 13622600094624
PARCEL #2
TAX CODE: 13/5/1/25-4
TAX PIN: 13622600094345

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GEORGE M. POLANCO

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1399 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 801, Section D, according to the plan of Indian Mountain 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 9, Page 195.

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

Containing 0.35 acres, more or less.

BEING Lot No. 801, Section D, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, dated May 24, 1962.

BEING known and numbered as 324 Mountain Road a/k/a 801 D Indian Mountain Lakes, Albrightsville, PA 18210.

BEING the same premises which Kal-Tac, Inc., a Pennsylvania Corporation, and Kevin Reilly by Deed dated June 15, 2006 and recorded June 19, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2271, Page 2984, granted and conveyed unto Sharad Patel and Varsha Patel, husband and wife.

TAX CODE: 20/8A/1/37

PIN NO: 20631120729140

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHARAD S. PATEL
AKA SHARAD PATEL
VARSHA PATEL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1426 CIVIL 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF CHESTNUTHILL, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF JOHNS ROAD AND THE EAST LINE OF BARRYS ROAD (JOHNS ROAD BEING TWENTY FEET [20'] WIDE AND BARRYS ROAD BEING TWENTY-FOUR FEET [24'] WIDE);

THENCE, ALONG THE SOUTH LINE OF SAID JOHNS ROAD SOUTH SEVENTY-EIGHT [78] DEGREES FORTY-TWO [42] MINUTES EAST ONE HUNDRED SIXTY-NINE AND THREE-TENTHS FEET [169.3'] TO A CORNER OF LOT NO. 361;

THENCE, ALONG THE WEST SIDE OF SAID LOT NO. 361, SOUTH ELEVEN [11] DEGREES EIGHTEEN [18] MINUTES WEST ONE HUNDRED FEET [100'] TO A CORNER OF LOT 358;

THENCE, ALONG THE NORTH SIDE OF SAID LOT NO. 358, NORTH SEVENTY EIGHT [78] DEGREES FORTY-TWO [42] MINUTES WEST ONE HUNDRED FORTY-EIGHT FEET [148'] TO A POINT ON THE EAST LINE OF THE ABOVEMENTIONED BARRYS ROAD;

THENCE, ALONG SAID EAST LINE OF BARRYS ROAD NORTH ZERO [0] DEGREES FORTY-TWO [42] MINUTES WEST ONE HUNDRED TWO AND THREE-TENTHS FEET [102.3'] TO THE PLACE OF BEGINNING.

MONROE LEGAL REPORTER

BEING LOT NO. 359 IN BLOCK 300 ON A MAP OF DEVELOPMENT TO BE KNOWN AS "SUN VALLEY" AS MADE BY M.A. POLICELLI, REGISTERED ENGINEER, JULY 1952.

BEING known and numbered as 302 Barrys Road, Effort, PA, 18330-2118.

BEING the same premises which Effie M. Howarth, widow, by Deed dated February 12, 2009 and recorded February 17, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2348, Page 8043, granted and conveyed unto ASHLEY BRANDON KRAUS.

TAX CODE: 02/15/2/43

TAX PIN: 02633001061698

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY CAROL KRAUS, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ASHLEY BRANDON KRAUS

ROBERT KRAUS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1476 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Borough of Mount Pocono**, Monroe County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a post on the South side of Kinney Avenue, also a corner of Lot No. 4 on the hereinafter mentioned Plotting of lots; thence, along said Lot No. 4, South twenty degrees East one hundred ten and seventy-five one-hundredths feet to a post; thence, along other lands of the grantor, of which this was a part, South sixty-nine degrees thirty minutes West fifty feet to a post in line of Lot No. 2 on the hereinafter mentioned Plotting of Lots; thence, along said Lot No. 2 North twenty degrees West one hundred ten and seventy-five one-hundredths feet to a post on the South side of Kinney Avenue; thence, along

Kinney Avenue, North sixty-nine degrees thirty minutes East fifty feet to the place of BEGINNING.

BEING the Northerly one-half of Lot No. 3, Plotting 88, Plan of Lots of Montovision Park, Mt. Pocono Realty Company, on file in the Office for the Recorder of Deeds, etc. at Stroudsburg, Pennsylvania in and for the County of Monroe, in Plat Book Vol. 2, page 40.

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 Robert L. DeHaven, a single man, by Deed from Jesse Sonneborn and Bronwen Buckley Sonneborn, h/w, dated 06/07/2007, recorded 06/21/2007 in Book 2308, Page 7372.

TAX CODE: 10/9/4/23-1

TAX PIN: 10635512867983

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT L. DEHAVEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1527 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot or piece of ground situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as

BEING all of Lot 1310 in Section W as shown and designated on plan of Indian Mountain Lakes, Section W, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated April 21, 1975 and recorded June 18, 1975 at the Recorder of Deeds for Monroe County in Plot Book Volume 26 page 63.

UNDER AND SUBJECT to the covenants conditions and restrictions as found in Deed Book Volume 883 page 334.

TITLE TO SAID PREMISES VESTED IN Lida

MONROE LEGAL REPORTER

Gasper, married, by Deed from Gregory Cort and Mary Cort, son and mother, dated 07/25/2001, recorded 08/06/2001 in Book 2101, page 9726.

TAX CODE: 20/81/1/113

TAX PIN: 20632103208625

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LIDA GASPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1531 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 40, Section J, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22, Section 11, 13, 15 and 17.

TITLE TO SAID PREMISES VESTED IN Lisa O. Patterson from Tiger Relocation Company, an affiliate of Homeamerican Credit, Inc. d/b/a Upland Mortgage, by Special Warranty Deed, dated 07/24/2002 and recorded 8/1/2002 in Book 2127 Page 9403.

TAX CODE: 03/9B/1/68

TAX PIN: 03635918417414

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LISA O. 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 noti-

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1570 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land and premises situate and lying and being in the Township of Jackson, County of Monroe and State of Pennsylvania, more particularly described as follows: BEGINNING at a point on the Southerly sideline of Pine Mountain Road (40 feet wide) and northeasterly corner of Lot 19 and the division line between Lot No. 19 and 20, as shown on a map of Pine Mountain Estates, Jackson Township, Monroe County, Pennsylvania, by VEP Associates, Inc., latest revised date November 1986, and extending, thence;

1. North 81 degrees 00 minutes 00 seconds East 280.86 feet along the said southerly sideline of Pine Mountain Road to a point of curvature, thence;
2. Still along said sideline on a curve to the right with a radius of 130.000 feet an arc length of 160.19 feet to a point of tangency, thence;
3. South 28 degrees 24 minutes 00 seconds East 129.50 feet still along same to a point of curvature, thence;
4. Still along same on a curve to the right with a radius of 280.00 feet an arc length of 267.31
5. South 26 degrees 18 minutes 00 seconds West 36.72 feet still along same to a point of curvature, thence;
6. Still along same on a curve to the left with a radius of 320.00 feet and arc length of 85.54 feet to the northeasterly corner of Lot 18 as shown on said map, thence;
7. North 79 degrees 00 minutes 56 seconds West 372.57 feet along said division line to a corner common lots 18, 19, and 20 and being the southeasterly corner of Lot 19 as shown on said map, thence;
8. North 09 degrees 00 minutes 00 seconds West 441.96 feet along the easterly line of Lot 19 to the point and place of BEGINNING.

CONTAINING 4.96 acres, more or less.

SUBJECT to all restrictions, covenants and conditions of record that shall run with the land.

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

TITLE TO SAID PREMISES VESTED IN Nina C. Andrews and Holdt Andrews, w/h, as tenants by the entirety, by Deed from Nina C. Andrews, surviving tenant of Zdena S. Lawrence, aka, Zdena Lawrence,

MONROE LEGAL REPORTER

dated 03/25/2008, recorded 03/28/2008 in Book 2330, page 1751.

TAX CODE: 08/2/4/20

TAX PIN: 08636004619405

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NINA C. ANDREWS

HOLDT ANDREWS

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 15 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or parcel of land containing the main dwelling house of the farm known as the Monroe Frable Farm, located in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a hickory tree at the Northeast corner of said tract, thence by lands conveyed to George F. Hawk, Et Ux., et al., by deed dated October 9, 1961, and recorded in the hereinafter recited office in deed book volume 288, page 279, the following four courses and distances: South one degree East one hundred feet passing an iron stake on the bank to a bolt in the middle of the dirt road leading through the said farm; thence in the same North eighty-five degrees West one hundred seventy-three feet to a bolt on the Southerly side; thence passing an iron stake at sixteen feet on the East side of a private road leading to the Jess Searfass Farm, North eleven degrees east one hundred twenty feet to an iron stake; thence south seventy-seven and one-half degrees east, one hundred fifty feet to the place of beginning.

Also:

All that certain tract of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pipe adjacent to a hickory tree, said tree being the Northeast corner of other lands of J. Stislow and a common corner to lands of the former grantors; thence running along lands of the former grantors, of which this tract was once a part, North seventy-eight degrees forty-one minutes East one hundred feet to an iron pipe; thence turning and running along lands of the former grantors, South four degrees twelve minutes East passing an iron pipe at the edge of the road, one hundred seven and thirty-three hundredths feet to a pin in a macadam public road (Township Road No. 413) and in line of lands of G. Dietrick; thence turning and running along

said public road, in the direction of its new location, south seventy-eight degrees forty-one minutes west one hundred twelve and eight tenths feet to an iron pin common to lands conveyed by the former grantors; thence turning and running along said road south sixty degrees twenty-six minutes west one hundred forty-four and thirty-five hundredths feet to an iron pin at the intersection of a new dirt access road leading to the farm of E. Serfass and the old location of Township Road No. 413; thence turning and running along said access road north twenty-two degrees twelve minutes West ninety-three and forty-three hundredths feet (93.43) to an iron pipe at the intersection of said access road and Old Township Road No. 413; said iron pipe being the Southwest corner of lands of J. Stislow; thence turning and running along the old location of Township Road No. 413 and line of lands of J. Stislow, South eighty-eight degrees twelve minutes East one hundred seventy-three feet to a pin in Old Township Road No. 413; thence turning and running along lands of J. Stislow North four degrees twelve minutes West passing an iron pipe at the edge of the road, one hundred feet to the place of beginning.

Being Known As: 159 Serfass Road, Kresgeville, PA 18333

TAX CODE: 13/2/1/27

PIN NO.: 13623803220215

Title to said premises is vested in Richard D. Holt and Charlene S. Holt, husband and wife, as tenants by the entireties by deed from Esther Bullock, widow dated 02/26/1999 recorded 03/01/1999 in deed book 2060 page 5147.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLENE S. HOLT

RICHARD D. HOLT

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

ELIZABETH L. WASSALL, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1663 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, MAY 29, 2014

AT 10:00 A.M.

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

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

BEGINNING at a stake driven in the ground, being also a corner of a lot formerly conveyed to George Louko, and being the beginning point of Tract A 1 in deed of Tirpak to Romanczyk, recorded in Deed Book, Vol. 155 page 527; thence along a street South sixty one degrees forty minutes West one hundred

MONROE LEGAL REPORTER

feet to a post; thence by other lands of Joseph Romanczyk, of which this was formerly a part (tract B in said deed) North twenty eight degrees twenty minutes West two hundred feet to a stake; thence North sixty one degrees forty minutes East one hundred feet to a stake; thence along land of George Louko South twenty eight degrees forty minutes East two hundred feet to the place of BEGINNING.

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

TITLE TO SAID PREMISES VESTED IN Teresa H. Freach, a single woman, by Deed from Theresa H. Freach, correctly known as Teresa H. Freach, a single woman, dated 02/09/2010, recorded 02/22/2010 in Book 2366, Page 9818. Teresa H. Freach died on 06/05/2011 and, upon information and belief, her surviving heir(s), are Joseph P. Freach and Marie Popma. No estate has been raised on behalf of the decedent property owner.

TAX CODE: 19/1/1/56

TAX PIN: 19634504948060

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSEPH P. FREACH, IN HIS CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED
MARIA POPMA, IN HER CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERESA H. BREACH, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 169 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THE FOLLOWING LOT SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 406 IN SECTION P-1, AS SHOWN AND DESIGNATED ON PLAN OF INDIAN MOUNTAIN LAKES, SECTION P-1, MADE BY LEO ACHTERMAN, JR., CIVIL ENGINEER AND SURVEYOR, DATED MARCH 1, 1973 AND RECORDED IN MAY OF 1973 AT THE MONROE COUNTY RECORDER'S OFFICE IN MAP BOOK 19, PAGE 39.

UNDER AND SUBJECT TO THE COVENANTGS, CONDITIONS, RESTRICTIONS, EASEMENTS, ORDINANCES, REGULATIONS AND RIGHTS OF WAYS AS SET FORTH IN THE CHAIN OF TITLE.

BEING KNOWN AS: # 406 Phopoco Road,

Albrightsville, PA 18210

TAX CODE: 20/8H/1/98

PIN NO.: 20632103114816

TITLE TO SAID PREMISES IS VESTED IN Dawn Bramhall BY DEED FROM James Bramhall DATED 08/25/2006 RECORDED 09/01/2006 IN DEED BOOK 2279 PAGE 4965

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY GRANT GLOVER (DECEASED)

TANYA GRANT (KNOWN HEIR OF BEVERLY GRANT-GLOVER)

TAMIKA SMITH (KNOWN HEIR OF BEVERLY GRANT-GLOVER)

UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY GRANT GLOVER, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1752 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, and described as follows, to wit:

BEGINNING at an iron in the middle of the road leading from White Oak Run to Easton and Belmont Turnpike, now called Summit Road, a corner also of land now and formerly of George Eagle, and of which this is a part; thence by said lands North seven and one fourths degree West two hundred feet to an iron; thence North eighty-two and three fourths degrees East one hundred twenty five feet to a post, a corner also of lands now or formerly of Louise Hopkins; thence by the same South seven and one fourth degrees East two hundred feet to a point in the mid-

MONROE LEGAL REPORTER

dle of the aforesaid road; thence, along the middle of the road, South eighty two and three fourths degrees West one hundred twenty five feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Kathleen Hamill, single womand and Pete Hamill, her married son, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Richard A. Peoples and Susan H. Peoples, h/w, dated 09/22/2005, recorded 09/29/2005 in Book 2241, Page 8890.

TAX CODE: 12/12/1/27-1

TAX PIN: 12636401371234

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN HAMILL

PETE HAMILL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

LAUREN R. TABAS, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1779 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot 1 on a map of the Subdivision of Lands of Richard Spada as prepared by Edward C. Hess Associates, Inc., and recorded in the Office for the Recording of Deeds etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book 41, Page 43. Under and Subject to Easements, Agreements and Restrictions of Record in the chain of title.

TITLE TO SAID PREMISES VESTED IN Mariana A. Alvarado, by Deed from Denise Decker, personal representative of the Estate of Frieda Roehrig, deceased, aka Freda Roehrig, dated 06/04/2007, recorded 07/03/2007 in Book 2309, Page 7998.

TAX CODE: 05-6/3/7/14

TAX PIN: 05730112968674

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIANA A. ALVARADO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ADAM H. DAVIS,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1796 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 101, Section No. H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 21, 23 and 25.

PARCEL ID: 3/8E/1/402

PIN NO. 03635809168482

For information purposes only - property also known as:

8590 Parkway Dr.

Tobyhanna, PA 18466-3520

TITLE TO SAID PREMISES IS VESTED IN Marcial Ayala and Ann G. Ayala, by deed from Federal Home Loan Mortgage Corporation, date 9/11/2002 and recorded 11/22/2002 in Book 2137, Page 5704.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARCIAL AYALA

ANA G. AYALA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

CHANDRA M. ARKEMA

Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1905 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot No. 72B, as shown on the

MONROE LEGAL REPORTER

Final Plan, of the Minor Subdivision of El-Do Lake, Sections A and B, as recorded in Map Book 58, Page 68, in the Recorder of Deeds Office in and for the County of Monroe, located along the Westerly side of twenty (20) feet wide Pine Lane, in the **Township of Polk**, County of Monroe, and Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at an iron pin along the Westerly side of twenty (20) feet wide Pine Lane, said pin also marking the Southeast corner of Lot No. 69B, formerly Lot No. 15, Section B, Pine Lane; thence extending along the Westerly side of Pine lane, South three (03) degrees twenty (20) minutes West one hundred (100) feet to an iron pin; thence extending along the Northerly side of Lot No. 74B, formerly Lot No. 21, Section B, Pine Lane, North eighty-six (86) degrees forty (40) minutes West one hundred forty-nine and eighty-four hundredths (149.84) feet to an iron pin; thence extending along the Easterly side of Lot No. 2, Section B, Maple lane, property of now or formerly Donahue and Lot No. 3, Section B, Maple Lane, property of Elwood H. Beers and Dorothy M. Beers, his wife, North three (03) degrees twenty (20) minutes East one hundred (100.00) feet to an iron pin; thence extending along the Southerly side of Lot No. 69B, formerly Lot No. 15, Section B, Pine lane, South eighty-six (86) degrees forty (40) minutes East one hundred forty-nine and eighty-four hundredths (149.84) feet to the place of BEGINNING.

CONTAINING 14,984.00 Square Feet or 0.34398 Acres of Woodland, formerly being Lot No. 18, Section B, Pine Lane.

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

TITLE TO SAID PREMISES VESTED IN Robert Syracuse and Lori Ann Smith, by Deed from Federal National Mortgage Association, aka, Fannie Mae, dated 01/04/2007, recorded 01/18/2007 in Book 2294, Page 314.

TAX CODE: 13/11A/2/47

TAX PIN: 13621901276108

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LORI SYRACUSE

A/K/A LORI ANN SMITH

ROBERT SYRACUSE

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 207 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being lot No. 430; Section No. L as shown on map a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 7, 9 and 11. SUBJECT to easements, restrictions, covenants, conditions and exceptions as contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Shameeka Lovaglio and Anthony Lovaglio from Shameeka Harrell, now known as Shameeka Lovaglio, by Special Warranty Deed, dated 04/09/2004 and recorded 4/16/2004 in Book 2187 Page 3217 Instrument #200416668.

TAX CODE: 03/9D/1/134

TAX PIN: 03635916944206

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY LOVAGLIO

SHAMEEKA LOVAGLIO A/K/A

SHAMEEKA HARRELL A/K/A

SHAMEEKA HARRELL-LOVAGLIO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEREMY J. KOBESKI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2147 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, MAY 29, 2014
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

CHECK OR CASH

ALL that certain tract or parcel of land situate in the **Township of Coolbaugh**, County of Monroe, State of Pennsylvania designated as Building Siz, Unit Twenty-two on a map of Whispering Glen Townhouse Complex, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Penna. in Map File 56-63, bounded and described as follows, to wit:

BEGINNING at a point in the center of building six from whence the southwest corner of the total townhouse complex tract, located on the northern right-of-way of a fifty foot road known at Renaissance Lane, bears South 26 degrees 31 minutes 58 seconds West 469.02 feet, thence between unit twenty-one and unit twenty-two, South 84 degrees 50 minutes 25 seconds East 42.75 feet to a point on common land, thence along common land, North 84 degrees 50 minutes 25 seconds West 42.75 feet to a point, thence between unit twenty two and unit twenty-three, North 5 degrees 09 minutes 35 seconds East 46.75 feet to a point of BEGINNING. CONTAINING 1.998.56 square feet or 0.0459 acres.

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

TITLE TO SAID PREMISES VESTED IN Patricia A. Grenier, a married woman, by Deed from Jean Moyer, fka, Jean M. Keller, single woman, dated 06/23/2006, recorded 06/30/2006 in Book 2272, Page 8576.

TAX CODE: 03/4C/2/10-22

TAX PIN: 03636601083704B22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA A. GRENIER

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2231 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 74 and Lot 75, 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 18, Pages 101, 103 & 105.

The above parcels have been merged into one parcel for taxing purposes, and shall not be separately conveyed without prior express approval of the municipi-

pality as provided by law.

Being known and numbered as Lots 74-75 Sec D A Pocono Country Place, Tobyhanna, PA 18466.

BEING THE SAME PREMISES WHICH Terrence J. O'Reilly, Jr. and Rosalind A. O'Reilly, husband and wife and Sean P. O'Reilly, Sr. and Christine K. O'Reilly, husband and wife, by deed dated November 10, 2005 and recorded November 22, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2248, Page 8459, granted and conveyed unto Javier Peregrino, a married man.

TAX CODE: 03/8B/2/166

PIN NO: 03635819713418

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAVIER PEREGRINO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2304 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Chestnut Hill**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 76, Section 4, as shown on 'Plotting of Sierra View', Chestnut Hill Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, Page 33.

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 Matthew Schwenk and Leigh Ann Joyner, h/w, by Deed from Francisco J. Lora and Eva Y. Lora, h/w, dated 01/24/2003, recorded 01/28/2003 in Book 2143, Page 3481.

TAX CODE: 02/14E/1/164

TAX PIN: 02633002695104

SEIZED AND TAKEN IN EXECUTION AS THE

MONROE LEGAL REPORTER

**PROPERTY OF:
MATTHEW SCHWENK
LEIGH ANN JOYNER**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2365 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots, parcels or pieces of land situate in the **Township of Price**, County of Monroe and Commonwealth of Pennsylvania, being Lots 2403 and 2404, Section IV, Timber Hill, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 14, Page 55.

UNDER AND SUBJECT to all conditions, covenants, and mineral reservations of record, if any.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

TITLE TO SAID PREMISES VESTED IN Maria Gramieri-Halperin, by Deed from Jeffrey F. Halperin, dated 07/08/2009, recorded 07/08/2009 in Book 2356, Page 3251.

TAX CODE: 14/8B/1/117

TAX PIN: 14639501257698

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEFFREY F. HALPERIN AND
MARIA C. GRAMIERI-HALPERIN**

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

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

Sheriff's Office

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2385 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot No. 387, Section H, as shown on map of A Pocono Country Place, on file in the Records Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Page 21, 23 and 25.

Under and Subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in Deed Book 608, page 194.

TITLE TO SAID PREMISES VESTED IN Nicholas Stavriotis, individual, by Deed from Jerome Robert Gomberg and Miriam Gomberg, h/w, dated 12/20/1994, recorded 01/06/1995 in Book 1989, Page 155.

TAX CODE: 03/8E/1/218

TAX PIN: 03634812965542

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NICHOLAS STAVRIOTIS

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2413 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

MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the **Borough of Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEGINNING at a point on the southerly side of a certain street, 18 feet in width, from which a pipe at the southwesterly corner of Lot No. 1 above described bears North 10 degrees 50 minutes East distant 18 feet; THENCE along the southerly side of said proposed street, South 79 degrees 10 minutes East 62 feet to a point; THENCE by the lands now or formerly of Millard Hagerty South 10 degrees 50 minutes West 86.63 feet to point; THENCE along the northerly right of way line of the abandoned WB&E Railroad, now or formerly the lands of Mary B. Coolbaugh, North 84 degrees 15 minutes West 62.24 feet to a point; THENCE by the lands now or formerly of Mary B. Coolbaugh, of which this lot was formerly a part, North 10 degrees 50 minutes East 92.14 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Nancy Withrow, by deed dated 06/04/1999 and recorded 06/11/1999 in Book 2064 Page 9522 conveyed to Nancy Withrow.

Pin #: 18-6390-12-97-7383

Tax Code #: 18-4/2/3/19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY WITHROW

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MICHAEL MCKEEVER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2492 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, MAY 29, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 37, Section G, as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Page 11, 17 and 19.

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

TITLE TO SAID PREMISES VESTED IN Jamal McKay and Aisha McKay, his wife, by Deed from Joseph Lattuga and Bernadette Lattuga, his wife, dated 04/23/2002, recorded 04/25/2002 in Book 2120, Page 4855.

TAX CODE: 03/8D/1/291

TAX PIN: 03635810454646

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JAMAL MCKAY

AISHA MCKAY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 260 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, Being Lot 419, 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.

UNDER and Subject to all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as in the chain of title.

TITLE TO SAID PREMISES which James Gruschow and Vicki L. Gruschow by Deed dated January 5, 2005 and recorded January 14, 2005 in the Office of

MONROE LEGAL REPORTER

the Recorder of Deeds in and for Monroe County in Deed Book 2213 Page 5633, granted and conveyed unto Marilyn Johnson.

TAX CODE: 3/8d/1/654
TAX PIN: 03635810265136

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARILYN JOHNSON

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2612 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEING Lot 14 on a map for The Estates at Sone Hill, prepared by Elam and Popoff and filed April 30, 1991 in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 63, at page 123.

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

TITLE TO SAID PREMISES VESTED IN Mary Fitzgerald, a married woman, by Deed from Harry W. DeLong and Brenda L. DeLong, h/w, dated 08/16/2006, recorded 08/31/2006 in Book 2279, Page 3058.

TAX CODE: 15/88277
TAX PIN: 15625601294631

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY FITZGERALD

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2721 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 321, Section G-II, being situated and located in Coolbaugh Township, Monroe County, Pennsylvania, and encompassed and included within the following plat: a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968, approved by supervisors of Township of Coolbaugh April 7, 1969, and plat is filed and recorded in office for recording of plats, Monroe County on April 24, 1969, in Plat Book 12, Page 63. Said lot having a frontage on Thunder Drive of 73.64 feet and a rear of 83.18 feet; northerly side line of 148.49 feet and a southerly side line of 150.00 feet. Dimensions are more or less and actual stream and lake governs and determines stream and lake lot side line and rear line dimensions.

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

PARCEL NO. 03/14C/3/108
PIN 03634502962547

Title to said premises is vested in James Nader and Johanna Brown by deed from GEORGE MILOCHIK, IN TRUST FOR GEORGE S. MILOCHIK AND KRISTINE B. MILOCHIK, GEORGE MILOCHIK, WIDOWER, INDIVIDUALLY, GEORGE S. MILOCHIK AND LITA MILOCHIK, HUSBAND AND WIFE, AND KRISTINE B. MILOCHIK, UNMARRIED, dated June 6, 2005 and recorded June 15, 2005 in Deed Book 2228, Page 8388.

Being Known As: 321 Thunder Drive, Pocono Summit, Coolbaugh, Monroe County, PA 18346.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES NADER AND JOHANNA BROWN AND LINDA E. MCGINN

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

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

Sheriff's Office
Stroudsburg, Penna.

MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2744 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, being Lot 29 as shown on a map entitled final plan, Orchard View Estates, recorded in plot Book Volume 71, Page 248. TITLE TO SAID PREMISES VESTED IN Ellen M. Smith-Edel and Kathleen Marie Worden, by Deed from Ellen M. Smith-Edel, dated 03/22/2005, recorded 03/22/2005 in Book 2219, Page 7150.

TAX CODE: 02/91431

TAX PIN: 02623900798022

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELLEN M. SMITH-EDEL

KATHLEEN MARIE WORDEN

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2762 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, MAY 29, 2014
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 396, Section F, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Pages 11, 13, and 15.

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

TITLE TO SAID PREMISES VESTED IN Carlson Thompson, by Deed from Raintree Homes, Inc., a Pennsylvania Corporation, dated 03/17/2000, recorded 03/21/2000 in Book 2076, Page 4517.

TAX CODE: 03/8C/1/398

TAX PIN: 03635814338877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLSON THOMPSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3003 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 28, Section E, on Delia Terrace, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania Plot Book Vol. 32, Page(s) 123, 125.

THIS CONVEYANCE is made together with all rights, and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as appear in Monroe County Record Book Volume 1481, page 1763, Record Book Volume 1642, page 1027,

MONROE LEGAL REPORTER

Record Book Volume 1642, Page 1028, Record Book Volume 780, Page 204 and Record Book Volume 1672, page 238.

THIS CONVEYANCE is subject to easements and restrictions of record and such facts as an accurate survey would reveal.

TITLE TO SAID PREMISES VESTED IN Pilar Silva, by Deed from Edward M. Schultheis and Michele C. Schultheis, h/w, as tenants by the Entirety, dated 04/10/1995, recorded 04/11/1995 in Book 2001, page 260.

TAX CODE: 17/15E/1/28

TAX PIN: 17638204930055

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3081 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

Beginning at a post in the northerly side of Barnum Street, a corner also of land of Joseph Simons, thence along lands of said Joseph Simons north 27 degrees 30 minutes west 170 feet to a post; thence by land of said Joseph Simons north 62 degrees east 45-1/2 feet to a post; thence by land of Bert Barry, Lewis Rowe and Land of Clayton Miller south 28 degrees east 170 feet to a post on the North side of said Barnum Street; thence along the north side of said Barnum Street south 62 degrees west 46-1/2 feet to the place of beginning.

The above description is more accurately described from a survey of Robed C. Evertz, professional land surveyor, dated November 1988, as follows to wit: Beginning at an iron pin driven in the ground in the

northerly side line of Barnum Street, said point of beginning being distant south 62 degrees 00 minutes west 160.00 feet from a point formed by the westerly side line of Day Street with the northerly side line of Barnum Street, thence (1) along the northerly side line of Barnum Street, south 62 degrees 00 minutes 00 seconds west 46.5 feet to an iron pin, thence (2) along lands of the Housing Authority, formerly Joseph Simons, north 27 degrees 40 minutes 00 seconds west 170.0 feet to an iron pin, thence (3) north 62 degrees 00 minutes 00 seconds east 45.5 feet to an existing pipe, thence (4) along lands of George Perry, Susan Adams and Keith Staples, south 28 degrees 00 minutes 00 seconds east 170.0 feet to the point and place of beginning.

Being known as: 118 Barnum Street, East Stroudsburg, PA 18301

TAX CODE: 05-3/1/1/12

PIN NO: 05730115731707

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Clark and Theresa C. Clark, husband and wife, as tenants by the entireties by deed from Myrtle Ritchie, widow and single dated 01/02/2007 recorded 01/04/2007 in deed book 2292 page 6747.

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

**THERESA C. CLARK
THOMAS J. CLARK**

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
HARRY B. REESE, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 320 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of chestnuthill**, County of Monroe and State of Pennsylvania marked and designated as Lot Number 80, Section One, as shown on "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania in Plat Book 29, page 59.

Being the same premises which Walter A. Kinsley, Jr., Executor of the Estate of Lurline D. Kinsley, conveyed unto Sarah L. Smith and Antoine Smith.

Being Known As: 80 South Rocky Mountain Road, Effort, PA 18330

TAX CODE: 2/14B/1/52

PIN NO.: 02633001478472

TITLE TO SAID PREMISES IS VESTED IN Sarah L. Smith, a one Third interest held as tenant in common and not as right of survivorship with Antoine Smith and Ruby Smith, husband and wife and joint tenants

MONROE LEGAL REPORTER

with right of survivorship to each other a two thirds interest by deed from Sarah L. Smith and Antoine Smith, tenants in common and not as rights of survivorship dated 01/22/2009 recorded 02/04/2009 in Deed Book 2348 Page 3114.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

ANTOINE SMITH

RUBY SMITH

SARAH L. SMITH

A/K/A SARA L. 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
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 32 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Polk**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No.12, Hillside Terrace Acres, as shown on a plan of lots known as the Hillside Terrace Acres Section 2 Plan of Lots and recorded in Plot Book Volume 73, page 195 in the Recorder of Deeds Office of Monroe County, Pennsylvania, and being further bounded and described as follows, to-wit:

BEGINNING at a point in the Centerline of Twp. Rd. No. 428 (Smith Drive), being a common corner of Lot No. 11 and Lot No. 12, as shown on a plan title Final Plan, Subdivision of Lands of William H. Baumgartner, Hillside Terrace Acres, dated April 30, 2001, and recorded in Plot Book Volume 73, page 195; thence along said centerline of Twp. Rd. No. 428 North 88 degrees 12 minute 00 seconds East 31.33 feet to a point; thence South 3 degrees 48 minutes 00 seconds East 26.00 feet to a point on the Southerly line of said Twp. Rd. No. 428; thence along said southerly line of Twp. Rd. No. 428 on a curve to the left having a radius of 225.00 feet for an arc length of 346.66 feet (chord bearing and distance being North 42 degrees 03 minutes 43 seconds East 919.38 feet)

to a point of reverse curvature; Thence by the same on a curve to the right having a radius of 200.00 feet for an arc length of 217.88 feet (chord bearing and distance North 29 degrees 07 minutes 56 seconds East 207.26 feet) to an iron pin, a point of compound curvature; thence along the intersection of said southerly line of Twp. Rd. No. 428 with the westerly line of Pohopoco Drive North on a curve to the right having a radius of 45.00 feet for an arc length of 71.16 feet (chord bearing and distance being South 74 degrees 21 minutes 21 seconds East 63.98 feet) to an iron pin; thence along said westerly line of Pohopoco Drive North South 29 degrees 03 minutes 09 seconds East 201.68 feet to an iron pin, a point of curvature; thence along the intersection of said westerly line of Pohopoco Drive North with the northerly line of PA. S.R. 0209 on a curve to the right having a radius of 45.00 feet for an arc length of 68.61 feet (chord being and distance being South 14 degrees 37 minutes 32 seconds West 62.15 feet) to an iron pin; thence South 31 degrees 41 minutes 48 seconds East 40.00 feet to a point in the centerline of said Pa. S.R. 0209; thence in and along said centerline of said Pa. S.R. 0209 on a curve to the left having a radius of 1432.40 feet for an arc length of 88.20 feet (chord bearing and distance being South 53 degrees 32 minutes 22 seconds West 88.19 feet) to a point of tangency; thence by the same South 54 degrees 46 minutes 31 seconds West 389.13 feet to a point in line of lands now or formerly of Gerald Kelly; thence by said lands now or formerly of Gerald Kelly North 13 degrees 09 minutes 44 seconds West 10.79 feet to a point; thence by the same and by lands now or formerly of Floyd Serfass South 77 degrees 07 minutes 14 seconds West 105.21 feet to an iron pin; thence by the aforementioned Lot No. 11 North 3 degrees 48 minutes 00 seconds West 183.31 feet to the place of BEGINNING, CONTAINING 2.856 acres of land, Being Lot No. 12 as shown on the above described plan.

Under and subject to the following declaration of covenants and restrictions:

Declaration of covenants and restrictions to lands known as Hillside Terrace Acres, subdivision situate in Polk Township, Monroe County, Pennsylvania.

This Declaration of Covenants and Restrictions pertaining to certain lands of William H. Baumgartner and Rena V. Baumgartner et al., hereinafter referred to as 'Grantors', is made this 7th day of August 2001, and shall be applicable to all lands in the subdivision known as Hillside Terrace Acres and located in Polk Township, Monroe County, Pennsylvania, which subdivision is hereafter referred to as the Development.

1. For the purpose hereof, the following definitions or meanings shall apply to words and phrases used throughout this document, unless a different or contrary meaning is clearly specified:

a.) 'Grantor' are William H. Baumgartner and Rena V. Baumgartner et al, of RR4 Box 4280, Kunkletown, Pennsylvania the owner and developer of the Development, and includes their successors and assigns.

b.) 'Grantee' are the purchaser or purchasers of a residential lot or lots in the Development and includes their fiduciaries, agents, heirs, successors, assigns and employees.

c.) 'Premises' or 'Lot' shall be used interchangeable and, mean the residential lot or lots purchased by the Grantees in the development.

d.) 'Development' is the land area encompassing the Subdivision of Grantors' lands in Polk Township, Monroe County, Pennsylvania, as shown on the final subdivision plan of Hillside Terrace Acres as recorded in the Office for the Recording of Deeds in Monroe County, at Stroudsburg, Pennsylvania.

2. Grantors reserve for themselves, their successors and assigns, and for utility companies to whom Grantors may from time to time grant easements and the right to install, construct maintain, repair or replace utilities and drainage facilities, including poles, wires, pipes, and lines, overground and underground over, under and along the front ten (10) feet of each lot and within then (10) feet of any side-line

MONROE LEGAL REPORTER

of each lot and within ten (10) feet of the rear line of any lot. In addition the Grantors, their successors and assigns, reserve easements and the right to install, construct, maintain repair or replace utilities and drainage facilities on those portions of the Development not indicated as lots on the recorded plot plan of the Development said easements to be under and subject to the other uses set forth on the recorded plot plan, the term 'utility' companies used herein means public and private electrical, telephone, cable television or other service companies that Grantors may contract with from time to time.

3. Until dedicated to public use, title to that portion of the lands or Grantors laid down as roads and streets in the Development shall remain in Grantors, subject to the of Grantees and others claiming under them to use the same for ingress, Egress and regress to and from public streets and roads and subjects to the right of the Grantor or utility companies to maintain and install, or grant the right to maintain and install utility lines, fixtures for street lighting, and drainage facilities, over, under, above and within the lines of such private roadways, Grantors herein reserve the right to dedicate to public use the said private streets or roads, or roads or same of them, and to execute and deliver deeds of dedication to the appropriate municipal government without the joinder of Grantees.

4. No individual water supply or sewage disposal system shall be permitted on the premises, unless such system if located, constructed and equipped in accordance with the requirements, standards, and recommendations of the local or state environmental and health authorities.

5. No lot in the Development shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall be kept in sanitary and clean containers, and such other refuse material shall be removed from the premises reasonable frequently, no such refuse material or other materials shall be burned on the premises. The premises and all improvements thereon shall at all times be maintained in good and clean condition; grass shall be mowed, and weeds controlled.

6. No animals, livestock, or poultry of any kind shall be raised, bred, kept stabled or pastured on the premises. Dogs, cats and other household pets may be kept, provided that they are not kept or bred or maintained for any commercial purposes.

7. No trailer, tent, barn, outside toilet building, outhouse, privy or chemical toilet or temporary building shall be erected or permitted on the premises or be used for dwelling purposes. Detached building or storage sheds may be erected or permitted provided that Grantees first obtain the approval of the Grantors as to the plans, design, and location of same.

8. No building, structure, including a swimming pool or fence shall be erected on the premises hereby conveyed, without first obtaining the approval, in writing, of Grantors, as to the location, elevation, construction, plans and design, Grantors, their successors and assigns, shall approve or disapprove, in writing, the said location, elevation, construction, materials, colors, plan and design within fifteen (15) days after the plans and specifications for same have completely submitted. Said disapproval may be based solely on aesthetic reasons. Exterior construction of any building, structure, or any improvement or backfilling, or grading must be completed within one (1) year from the date that construction operations are commenced. The minimum habitable area shall be 1,800 square feet.

9. No motor vehicle shall be parked on any road or street on the Development. No unlicensed Motor Vehicle may be kept or parked (unless garaged) on the said premises or used in the Development. Motor vehicles as used herein shall include, but shall not be limited to automobiles, trucks, snowmobiles, motorcycles, and any other off the road motorized equipment. No inoperable motor vehicles or parts thereof shall be kept on the premises, unless garaged. Grantors shall have the unrestricted right to remove said vehicles or parts thereof, parked or garaged in violation of this covenant, and shall be

reimbursed by Grantees for any and all expenses incurred by it in removal of such vehicles or parts thereof.

10. The finished grade of the premises after the construction of a dwelling shall be such as to Conform, to the drainage plan prepared by Grantors, and all drainage swales or ditches required by the said drainage plan shall be kept free and clear of all, debris or other materials by Grantees. Any landscaping done on the Lot by Grantees, shall not interfere with or after in anyway, the said drainage plan.

11. Building setbacks shall be according to the final subdivision plan for Hillside Terrace Acres as recorded in the Office of the Recorder of Deeds of Monroe County, at Stroudsburg, Pennsylvania.

12. All lots are under and subject to such additional restrictions, covenants and easements as may appear on the map of record.

13. Failure to enforce any of the above provisions shall not be deemed a waiver of the right of the Grantors to do so hereafter, and the invalidation of any of the above-provisions by decision of any competent court shall in no way affect any of the other provisions which shall remain in full force and affect.

14. In the event that one or more of these protective covenants and restrictions are violated, grantors, besides their remedies at law or in equity, upon notice to Grantees, may remove such violation or violations from the premises and be reimbursed for the cost and expenses of removing same from the Development by Grantees.

15. A copy of this Declaration shall be attached to or incorporated in each Deed and shall be executed by the Purchasers for the purpose of signifying the fact that they have read and understood the conditions and agree to comply with same.

16. Grantors reserve the right to amend or after the foregoing covenants and restrictions at any time at their discretion.

TITLE TO SAID PREMISES VESTED IN Don T. Amoruso and Frankie Amoruso, by Deed from William Baumgartner and Rena Baumgartner, h/w and Bryan Baumgartner and Robin R. Bok, tenants in common, dated 11/15/2002, recorded 12/04/2002, in Book 2138, Page 4293, Frankie Amoruso died on 06/12/2007 and, upon information and belief, her surviving heir(s) is Don Amoruso. No estate has been raised on behalf of Frankie Amoruso.

TAX CODE: 13/96002

TAX PIN: 13621700602624

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DON AMORUSO
A/K/A DON T. AMORUSO, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF FRANKIE AMORUSO, DECEASED**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANKIE AMORUSO, DECEASED

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

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

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

MONROE LEGAL REPORTER

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3784 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Pocono**, County of Monroe, and State of Pennsylvania, being Lot No. 34, Section 1, as shown on map entitled "Final Plan, Section No. 1, Sunset Pocono", dated February 26, 1973, revised March 1, 1973, and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, in Plot Book Volume 19, page 55.

BEING the same premises which Mildred M. Gonzalez, by her deed dated April 19, 1989, and recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Vol. 1680, page 779, granted and conveyed unto Paul G. Argen and Bar Fiore, grantors herein, in fee.

UNDER AND SUBJECT to the covenants, conditions, and restrictions of record.
BEING the same premises which Bart Fiore and Paul G. Argen, by Deed dated September 7, 1990 and recorded in the Office of the Recorder of Deeds of Monroe County on September 10, 1990, in Deed Book 1750, Page 1479, granted and conveyed unto Marek Pieniazek and Anna Pieniazek, his wife. Marek Pieniazek is deceased.

Parcel number 12/5B/1/36 and PIN Number 12637404742249

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANNA PIENIAZEK

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINE M. ANTHOU,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3817 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 4809, SETION 9 OF POCONO FARMS EAST AS SHOWN ON PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY IN PLOT BOOK VOLUME 20, PAGE 31.

BEING THE SAME PREMISES WHICH PRECISION HOME BUILDERS INC., BY DEED DATED NOVEMBER 29, 2004 AND RECORDED DECEMBER 6, 2004 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA IN RECORD BOOK VOLUME 2209, PAGE 7790, GRANTED AND CONVEYED UNTO TERRY L. BERRY AND BEVERLY ANN BERRY, H/W, GRANTOR(S) HEREIN.

BEING KNOWN AS: **4809 Belgravia Drive, Tobyhanna, PA 18466**
TAX CODE: 3/4E/1/64
PIN NO.: 03636703400679

TITLE TO SAID PREMISES IS VESTED IN **Joyce B. Nicholas, single** BY DEED FROM **Terry L. Berry and Beverly Ann Berry, husband and wife** DATED **11/17/2006** RECORDED **11/21/2006** IN DEED BOOK **2288** PAGE **3087**.

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOYCE B. NICHOLAS

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
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3827 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, MAY 29, 2014

MONROE LEGAL REPORTER

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 288, Section K, as shown on map of Pocono Country Place on file in the office for the Recorder of Deeds, Monroe County, Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 1, 3 and 5.

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

Having thereon erected a residential dwelling known and numbered as 288K Aurora Terrace, Tobyhanna, PA 18466.

Being the same premises which Mary Czekaj Wilusz and Richard Wilusz, wife and husband, by Deed dated April 21, 2006 and recorded April 25, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2265, Page 3426, granted and conveyed unto Joshua De La Mata.

TAX CODE: 03/9E/1/193
PIN NO: 03636917014464

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSHUA DE LA MATA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3862 CIVIL 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN message and lot or piece of land situate in the **Township of Barrett**, County of Monroe and State of Pennsylvania, being Lot No. 236 upon plotting No. 3, plan of lots of the Buck Hill Falls Company, recorded in the Office for the recording of Deeds, at Stroudsburg, in and for the County of

Monroe in Plat Book Vol. 1, page 25, and described thereon as follows:

BEGINNING at a stake set at the West side of Summit Drive; thence along the several courses of said Drive forty seven feet the three inches to a point one hundred seven feet to another point and ninety-two feet to a stake or a total distance of two hundred forty-six feet and three inches; thence Southwardly along the course of a ten foot lane, the radius of which is five hundred seventy five and twenty-five one hundredths feet, one hundred twenty five feet and six inches to a stake; thence North sixty-three degrees and thirty-four minutes East along line of Lot No. 235 to the place of BEGINNING. The whole containing fifteen thousand five hundred fifty-five (15,555) square feet, more or less.

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

TITLE TO SAID PREMISES VESTED IN Laura Craig, by Deed from Constance Antipas, dated 06/28/2002, recorded 07/15/2002 in Book 2126, Page 5467.

TAX CODE: 01/20/2/56

TAX PIN: 01638803220259

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAURA CRAIG

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3951 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, MAY 29, 2014

AT 10:00 A.M.

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

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

Beginning at a point in or near the Center of Township Route 598 (Beartown Road) a corner of common to Lots No. 13A and 13B as shown on a plan titled, "Final Plan, Subdivision of Lands A and E Construction, Inc.", dated revised 12/4/86 and recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in Plot Book volume 59 page 29;

1. Thence along the lands of John H. Hornby, Jr. and in said Township Route 598, North seventy-five degrees eighteen minutes zero seconds East (75° 18 00" E) one hundred thirty-nine and twenty-one hundredths feet (139.20') to a point;
2. Thence along Lot 14, South fourteen degrees twelve minutes zero seconds East (S 14° 12' 00" E) (passing on iron zero at 24,75') eight hundred two

MONROE LEGAL REPORTER

and sixty one-hundredths feet (802.60') to an iron rod;

3. Thence along Lots No. 718 and 717 of Rock Ledge Estates, North eighty degrees twenty-four minutes forty-seven seconds West (N 80° 24' 47" W) (passing an iron pin at 101.45') one hundred fifty-nine and seventy-two one hundredths feet (159.22') to an iron pin;

4. Thence along Lot No. 13A, North thirteen degrees thirty-nine minutes thirty-four seconds West (N 13° 39' 34" W) (passing through an iron pin at 712.00') seven hundred thirty-seven and zero one-hundredths feet (737.00') to the place of beginning.

Containing 2.524 acres. Being Lot No. 13B of the above mentioned plan and a part of deed book volume 1480, page 1637.

Being known as tax parcel number: 01/119822. Being the same premises which Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under an act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, by indenture dated 08-29-02 and recorded 09-11-02 in the Office of the Recorder of Deeds in and for the County of Monroe in record book 2131 page 1170, granted and conveyed unto Bruno Hennings and Catherine Hennings.

Being known as: 261 Beartown Road, Canadensis, PA 18325

TAX CODE: 1/119822

PIN NO.: 01639704730829

TITLE TO SAID PREMISES IS VESTED IN Bruno Hennings and Catherine Hennings by deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation dated 08/29/2002 recorded 09/11/2002 in deed book 2131 page 1170.

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

**BRUNO HENNINGS
CATHERINE HENNINGS**

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
STUART WINNEG, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4067 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 301, as shown on "Plotting of Wilderness 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. BEING THE SAME PREMISES which Robert E.

Plank, by deed dated 06/16/1995 and recorded 08/02/1995 in Book 2017 Page 0311 conveyed to William A. Shick, Jr. and Paula B. Shick, husband and wife.

Pin #: 09731504501991

Tax Code #: 09/14E/1/207

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM A. SHICK JR
PAULA B SHICK**

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4166 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, MAY 29, 2014
AT 10:00 A.M.**

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

All certain lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, being Lot No. 344, Section J, as shown on Map of a Pocono Country place, on file in the recorder's office at Stroudsburg, Pennsylvania in Plot Book No. 22, pages 11, 13, 15 and 17.

Having erected thereon a dwelling known as 9617 Stony Hollow Drive, Tobyhanna, PA 18466.

Parcel No. 3/9C/1/216

PIN No.0363591842044

Being the same premises which Wachovia Bank, National Association by deed dated 12/19/08 and recorded on 02/27/09 in the Recorder of Deeds office in Monroe County, Pennsylvania in Instrument No. 200904469, granted and conveyed unto Momo T. Johnson.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MOMO T. JOHNSON

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

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4179 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Polk**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 6, Section Two, Pocono Pleasant Valley Lake Estates, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 20, Page 83.

BEING known and numbered as 116 Big Spring Boulevard fka 6 Big Spring Boulevard, Kunkletown, PA, 18058.

BEING the same premises which Rodney C. Knighton and Toni R. Buono-Knighton, h/w, by Deed dated June 7, 2004 and recorded June 8, 2004 in and for Monroe County, Pennsylvania, in Deed Book Volume 2192, Page 6598, granted and conveyed unto Tomasz Raczek, married.

TAX CODE: 13/10C/1/7

PIN NO: 13621902696349

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4200 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of ground situate in the **Township of Paradise**, County of Monroe, State of Pennsylvania, bounded and described as follows: BEGINNING at a stone corner in line of land now or formerly of B.K. Williams which bears South 23 degrees 30 minutes East 179.5 feet from a corner now or formerly of B.K. Williams and Landown by a telephone pole; thence along now or formerly B.K. Williams' land South 23 degrees 30 minutes East 20 feet to a corner; thence by the same South 12 degrees East 228.5 feet to a pipe; thence by the same South 68 degrees 18 minutes East 304 feet to a standing stone corner in line of land now or formerly of Helen Koerner, et al.; thence along said Koerner line North 49 degrees 16 minutes East 169 feet to a pipe; thence along other land now or formerly of J. Donald Williams and wife, of which this was a part, North 19 degrees 24 minutes West 335 feet to a pipe in the corner of a stone row; thence by the same on a stone row South 78 degrees 50 minutes West 363.8 feet to the place of BEGINNING. Containing 3.048 acres, more or less.

TOGETHER with rights-of-way and other rights set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN John W. Edgley and Lorraine E. Edgley, his wife, by Deed from Carol Wagner, single, dated 04/25/1996, recorded 04/26/1996 in Book 2024, Page 6894.

By virtue of John W. Edgley's death on or about 04/21/2009, his ownership interest was automatically vested in the surviving tenant by the entirety, Lorraine E. Edgley. Lorraine E. Edgley died on 08/30/2011, leaving a Will dated 08/09/2007. Letters Testamentary were granted to Kevin Lee Edgley and Cynthia Marie Francisco on 11/07/2011. Decedent's surviving heir(s) at law and next-of-kin are Kevin Lee Edgley and Cynthia Marie Francisco.

TAX CODE: 11/5/1/10

TAX PIN: 11636604927743

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEVIN LEE EDGLEY,
IN HIS CAPACITY AS CO-EXECUTOR AND DE-
VISEE OF THE ESTATE OF LORRAINE E. ED-
GLEY**

**CYNTHIA MARIE FRANCISCO,
IN HIS CAPACITY AS CO-EXECUTRIX AND
DEVISEE OF THE ESTATE OF LORRAINE E. ED-
GLEY**

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

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4212 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5496, Section C3B, according to Plan of Emerald Lakes, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, page 111.

BEING designated as Tax Map and Parcel No. 19-6344-04-74-77631-1

UNDER AND SUBJECT to restrictions, conditions, and covenants as appear in Monroe County Record Book Volume 1488, Page 1759, and Volume 1511 at page 502, and Volume 1717, page 204.

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

BEING the same premises Joseph Manzo and Jennifer M. Manzo, husband and wife, by Deed dated March 16, 2005, and recorded April 7, 2005 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania at Deed Book Volume 2221 page 3847, granted and conveyed unto Stephen J. Toscione and Kathleen Toscione, husband and wife.

TAX PARCEL NO.: 19/3i/2/102
PIN NO.: 19-6344-04-74-7763

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEPHEN J. TOSCIONE AND
KATHLEEN TOSCIONE H/W**

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4243 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, beign Lot No. 390, Section L, as shown on map of A Pocono County Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 at Pages 7, 9, and 11.

BEING the same premises which

Alan J. Baumann and Sandra Barton-Baumann, husband and wife, by Deed dated February 5, 2008, and recorded February 7, 2008, in the Office of the Recorder of Deeds in and for the City of Tobyhanna, County of Monroe, Pennsylvania, in Book 2077, Page 2421, granted and conveyed unto Sherry Calcaterra.

TAX CODE: 03/9D/1/153
PIN NO: 03635916848511

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

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

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

MONROE LEGAL REPORTER

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4354 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

Being lot No. 28, Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 21, 23 and 25.

BEING known and numbered as 8033 Hillcrest Drive, Tobyhanna, PA 18466-8411.

Being the same premises which Ildefonso Acosta and Maria L. Acosta, by deed dated February 3, 2006 and recorded February 13, 2006 in and for Monroe County, Pennsylvania, in deed book volume 2257, page 6379, granted and conveyed unto Myrna Colon. TAX CODE: 03/8E/1/331

PIN NO: 03635805271864

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MYRNA COLON

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAIME R. ACKERMAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4435 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot number

153, Section 1, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, Page 61.

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

TITLE TO SAID PREMISES VESTED IN Michael S. Cullen, an unmarried man and Elba S. Lazart, an unmarried woman, holding title as joint tenants with the right of survivorship, by Deed from Donald S. Kishbaugh, dated 11/17/2001, recorded 11/28/2001 in Book 2109, Page 4837.

TAX CODE: 02/14B/1/139

TAX PIN: 02633002679682

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL S. CULLEN
ELBA S. LAZART**

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

MARIO J. HANYON, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4542 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Lot 829, Final Plan of cornerstone Conservancy formerly STonybrook Manor filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on February 26, 2007 in Plot Book Volume 79 Page 38.

UNDER AND SUBJECT TO:

1. The provisions of that certain Declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at page 1286.

2. The provisions of that certain Cluster II (Estate Lot) declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1369.

3. Supplementary declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to the transfer of certain declarant rights related to Blue Mountain Lake dated December 19, 2005 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania

MONROE LEGAL REPORTER

in Record Book Volume 2292, page 205.

4. Supplementary declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions transferring declarant rights and adding certain additional property to the Blue Mountain Lake Properties Declaration and to the Cluster II Declaration applicable to Cornerstone Conservancy at Blue Mountain lake dated April 20, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2303, Page 7128.

The Grantee acknowledges that the purchase of a lot is made as part of a package with a legally binding construction contract for the construction of a house on the lot. If, for any or no reason other than the default of the contractor under the construction contract, construction of the house is not commenced within ninety (90) days after the date of settlement on the purchase of the lot, or within such additional reasonable extension of time which may be enforced by either the purchaser or the contractor based on the inability reasonably to commence construction within such ninety days (90) due to weather conditions or municipal permitting issues, Grantor or Grantor's designee (seller and its designee, if any) shall have the right in its sole discretion to purchase the lot for ninety percent (90%) of the original net purchase price (net purchase price is defined as the gross purchase price minus any seller concessions) of the lot. If seller exercises this option, it shall do so by giving written notice of such exercise to Grantee and including with such notice, a deed conveying the lot from the Grantee to Grantor within ten (10) business days after receiving the notice and deed. Grantee shall execute the deed and return the fully executed and notarized deed to the title insurance company which settled the original purchase, upon receipt of the deed by the title insurance company, Grantor shall deliver to the title insurance company a certified check for the amount of the purchase price, at which time the title insurance company shall record the deed and shall forward to purchaser the certified check, grantor shall be responsible for all costs of conveyance including recording costs, all real estate transfer taxes and any title insurance company charges. If the title insurance company has not received the deed within the required time, Grantor shall have all rights at law or in equity to enforce Grantee's obligation to execute and return the deed in favor of Grantor.

UNDER AND SUBJECT to all drawings, notes, and covenants on the recorded plat.

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 Suzanne Demontagnac, by Deed from LTS Development, LLC, s/b/m to LTS Development, Inc., dated 10/29/2007, recorded 11/01/2007 in Book 2319, Page 9838.

TAX CODE: 17/98199

TAX PIN: 17730200477304

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUZANNE DEMONTAGNAC

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

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

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4545 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THE FOLLOWING LOT situate in the **Township of Tunkhannock** County of Monroe and State of Pennsylvania, marked and designated as Lot No. 68, Section 9, as shown on 'Plotting of Sierra View', Tunkhannock Township, Monroe County, Pennsylvania, made by VEP Associations, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 34, Page 17.

BEING THE SAME PREMISES WHICH Ervin M. Bucklew and Miriam E. Bucklew, husband and wife, by Deed dated 7/1/1998 and recorded 7/7/1998 in the Office of the Recording of Deeds, in and for Monroe County, in Recod Book Volume 2050, Page 4739, granted and conveyed unto Henrietta L. Daniels, a married woman.

IMPROVEMENTS: Residential property.

TAX CODE NO. 20/3C/1/98

PIN #2063310117135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HENRIETTA L. DANIELS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

GREGORY JAVARDIAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4664 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, MAY 29, 2014

AT 10:00 A.M.

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

MONROE LEGAL REPORTER

CHECK OR CASH

ALL THAT CERTAIN tract or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, designated as Lot #56 in a plan of lots entitled Lenape Hills, bounded and described as follows:

BEGINNING at an iron pin in the southerly edge of Sun Dance Drive, said pin also marking the northeast corner of Lot #55; thence along the southerly edge of said Sun Dance Drive North 69 Degrees 48 Minutes 43 Seconds East 150.00 feet to an iron pin; thence along Lot #57 South 20 Degrees 11 Minutes 17 Seconds East 290.40 feet to an iron pin; thence along of Homer Beers South 69 Degrees 48 Minutes 43 Seconds West 150.00 feet to an iron pin; thence along the aforementioned Lot #55 North 20 Degrees 11 Minutes 17 Seconds West 290.40 feet to the place of BEGINNING. CONTAINING 1.0000 acres.

Said map being recorded in Plat Book 24, Page 107. UNDER AND SUBJECT to all covenants, conditions and restrictions as they may appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Jodi Jenkins, by Deed from Nicholas J. Pannullo and Ann Pannullo, h/w, dated 02/28/2005, recorded 03/03/2005 in Book 2217, Page 9150.

TAX CODE: 02/8B/1/22

TAX PIN: 02624903323858

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JODI JENKINS

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4667 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 46, Section 8, as shown on "Plotting of Sierra View", Tunkhannock Township,

Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 36, page 57.

BEING THE SAME PREMISES which Kal-Tac, Inc., by deed dated 03/18/2004 and recorded 03/19/2004 in Book 2184 Page 8878 conveyed to Marie J. Plaisimond.

Pin #: 20633101353934

Tax Code #: 20/3A/2/28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE J. PLAISIMOND

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4693 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN property situated in the **Township of Coolbaugh** in the County of Monroe and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/14/1998 and recorded 12/15/1998, among the land records of the county and state set forth above, in Deed Volume 2057 and Page 4330. All that certain lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 26, Section C, 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 63 & 65.

Being Known As: 3001 Briarwood Drive, Tobyhanna, PA 18466

TAX CODE: 03/8B/1/34

PIN NO.: 03635819602891

TITLE TO SAID PREMISES IS VESTED IN Land Tycoon, Inc. by deed from Tax Claim Bureau of the County of Monroe dated 09/19/2012 recorded 11/29/2012 in Deed Book 2411 Page 8063.

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

MONROE LEGAL REPORTER

LISA O. 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
KATHERINE E. KNOWLTON,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4728 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN message, tenement and tract of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of a twenty foot wide private road, said point also being the southeasterly corner of Lot No. 109; thence North eighty-seven degrees, forty-five minutes West three hundred feet to a point; thence South fourteen degrees fifty-three minutes East two hundred forty-nine and four tenths feet to a point; thence North fifty-eight degrees East two hundred sixty feet to a point on the westerly side of the twenty foot wide private road mentioned above; thence along the westerly side of said private road North one degree twenty-two minutes West eighty-feet to the place of BEGINNING. NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, ad is not intended as notice of unrecorded instruments, if any). BEING known and numbered as 30 Pocono Heights, East Stroudsburg, PA 18302.

BEING THE SAME PREMISES WHICH George Edwards, Jr. and Diane M. Edwards, husband and

wife, by deed dated November 20, 2009 and recorded November 24, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2363, page 927, granted and conveyed unto Sean Edwards.

TAX CODE: 09/10/2/44-2

PIN NO: 09732403249624

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SEAN EDWARDS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 473 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot 149, Birch Hollow Estates Section Two, recorded in Plot Book Volume 51, page 37, bounded and described as follows, to wit:

BEGINNING at an iron on the easterly side of Little Twig Road, thence along the easterly side of Little Twig Road, North 07 degrees, 62 minutes, 40 seconds West (Magnetic Meridian 1988) for 180.00 feet to an iron, thence along Lot No. 180, Birch Hollow Estates, North 82 degrees, 07 minutes, 20 seconds East 292 feet to an iron, thence along Lot No. 148, Birch Hollow Estates, South 82 degrees, 07 minutes, 20 seconds West for 292.00 feet to the place of beginning.

BEING THE SAME PREMISES WHICH Michele Kohut and David Kohut, by Deed dated 10/28/1993 and recorded 11/09/1993 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1919, Page 153, granted and conveyed unto Raymond J. Phillips and Cynthia L. Phillips.

IMPROVEMENTS: Residential property.

TAX CODE NO. 2/17B/1/149

PIN #: 02632004747387

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MONROE LEGAL REPORTER

RAYMOND J. PHILLIPS
CYNTHIA L. PHILLIPS

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL MANUEL-COUGHLIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 474 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 79, Block A-11, Section Two, Arrowhead Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book volume/Page 9/167. BEING THE SAME PREMISES WHICH Mary A. Foley, by Deed dated 8/8/05 recorded 8/10/05 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2235, Page 8157, granted and conveyed unto James A. Squeo and Darla Squeo.

IMPROVEMENTS: Residential property.
TAX CODE NO. 19/17B/1/10
PIN #19539616945345

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES A. SQUEO
DARLA SQUEO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4857 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel of land situate in **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 37, Section PHFC of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County, Plot Book Volume 13, Page 33.

Under and Subject to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

PARCEL NO. 03/4A/1/29 and 03/4A/1/29-1
PIN 03635702959621 and 03636701050559

Title to said premises is vested in Dexter W. Lurch and Geneva Goldstein-Lurch, his wife, by deed from Edwina S. Rehder and Ulysses S. Kitovas, husband and wife, dated April 13, 2005 and recorded April 27, 2005 in Deed Book 2223, Page 2998.

Being Known As: 37 Phaeton Road, Tobyhanna, Coolbaugh, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GENEVA LURCH A/K/A
GENEVA GOLDSTEIN LURCH
DEXTER LURCH**

A/K/A DEXTER W. LURCH

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

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

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

Sheriff's Office
Stroudsburg, Penna.

MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4918 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN message, known as 448 Chestnut Street, 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 post on the East side of Chestnut Street, a corner also of land of Thomas H. Kinney; THENCE by land of said Thomas H. Kinney in a southeasterly direction one hundred sixty-four feet, four and one-half inches, more or less, to a post in line of lands of the Estate of Oscar Stemple, deceased; thence by land of the Estate of Oscar Stemple, deceased; North eighteen and one-half degrees East thirty-eight feet to a post, a corner also of land of Daniel T. Barr, thence by land of said Daniel T. Barr and parallel with the first mentioned line in a northwesterly direction one hundred sixty-four feet, four and one-half inches more or less, to a post on the East side of said Chestnut Street; thence along the East side of said Chestnut Street South eighteen degrees West thirty eight feet to the place of BEGINNING.

The hereinabove described premises being re-described, pursuant to the survey by Lazoric and Evertz, Engineers and Surveyors, dated July 1981, as follows to wit:

BEGINNING at a cross cut on the concrete sidewalk in the easterly side line of Chestnut Street, said point of beginning being distant South 21 degrees 37 minutes West 203.80 feet from an existing drill hole in a concrete walk at the intersection of the easterly side line of Chestnut Street with the Southerly side line of E. Second Street; THENCE (1) along the easterly side line of Chestnut Street, South 21 degrees 37 minutes West 38.0 feet to a cross cut; thence (2) along lands of William H. Serfass, South 66 degrees 15 minutes 40 seconds east 167.32 feet to an existing iron pin; thence (3) North 23 degrees 20 minutes 39 seconds east 38 0 feet to an axle, thence (4) along lands of Ernest Possinger, Jr. and lands of Elemina Possinger, North 66 degrees 16 minutes 11 seconds west 168.47 feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which Frank S. Feldman, by deed dated 05/22/1998 and recorded 06/12/1998 in Book 2049 Page 4267 conveyed to Susan J. Muth.

Pin #: 05730108882041
Tax Code #: 05-6/2/10/4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUSAN J. MUTH

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4953 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 90, Section Three, as shown on "Plotting of Lake of Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot and Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, at Page 57.

BEING the same premises which Shelli Lyn Iovino n/k/a Shelli Lyn Whitmer, Single by Deed dated October 31, 2000 and recorded on November 1, 2000 in Monroe County Recorder of Deeds Office in Deed Book Volume 2086, page 5334, granted and conveyed to Shelli Lyn Whitmer, Single.

The property identification number of the above described parcel: 09734403426810
Tax Code: 9/4C/3/90

This property is improved with a residence.
Address: 90 Beaver Lane, East Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHELLY LYN SMOLENSKI F/K/A SHELLY LYN WHITMER

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

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

Todd A. Martin

MONROE LEGAL REPORTER

Sheriff of Monroe County
Pennsylvania
JAMES T. SHOEMAKER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5023 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MIDDLE SMITHFIELD, MONROE COUNTY, PENNSYLVANIA.
BEING KNOWN AS 506 Winona Lakes, East Stroudsburg, PA 18301.

PARCE NUMBER: 9/4D/2/69

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KAREN AUSTRO AND
BENJAMIN J. AUSTRO, JR.**

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
HARRY B. REESE,
Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5093 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot 513, Section N-1, Stonecrest Park, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, Page 209.

UNDER AND SUBJECT to all conditions, covenants,

and restrictions as of record.
TITLE TO SAID PREMISES VESTED IN Daniel McGuinness, by Deed from Timothy J. Williams and Tina L. Williams, h/w, dated 07/23/2003, recorded 07/24/2003 in Book 2161, Page 700.

TAX CODE: 20/8E/1/77

TAX PIN: 20632101460786

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL MCGUINNESS

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5180 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, MAY 29, 2014
AT 10:00 A.M.**

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

All that certain lot parcel or piece of ground siate in the Township of Coolbaugh, Couty of Monroe, and State of Pennsylvania, being Lot No. 430, Section G, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, at Pages 11, 17, and 19.

Subject to the same restrictions, conditions and reservations as set forth in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Michael Capozzi and Barbara Capozzi, h/w, by Deed from MLC Property Sales, Inc., a Nevada Corporation with Principle Offices Mesquite Nevada, dated 06/30/2008, recorded 07/16/2008 in Book 2338, Page 8403.

TAX CODE: 03/8D/1/667

TAX PIN: 03635809168076

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL CAPOZZI
BARBARA CAPOZZI**

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

MONROE LEGAL REPORTER

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS, Esquire
Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5183 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, MAY 29, 2014

AT 10:00 A.M.

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

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

BEING Lot No. 39 as shown on a plan of Lots known as 'Gap View Heights' prepared by George Fetch, Jr., Registered Surveyor, recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, PA on April 1, 1987, said plan is filed in Plot Book Volume 59, Page 66.

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

TITLE TO SAID PREMISES VESTED IN Mark A. DeCamp, a married man, by Deed from Manuchka DeCamp, a married woman, dated 09/29/2009, recorded 10/07/2009 in Book 2360, Page 9710.

TAX CODE: 05-4/1/16/43-43

TAX PIN: 05731110276434

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARK DECAMP A/K/A MARK A. DECAMP

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 522 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT PARCEL of land in **Mt Pocono Boro**, Monroe County, State of Pennsylvania, as more fully described in Deed Book 1789, Page 172, ID# 10/12A/1/79 being known and designated as:

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Mt. Pocono, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 60, Section 1, as shown on Plotting of "Summit Pointe, Section 1" prepared by Edward C. Hess Associates, Inc., Registered Engineers and dated June 15, 1978, said Plot Map having been recorded on August 8, 1978 in the Office for Recording of Deeds, etc. for Monroe County, Pennsylvania, in Plot Book Volume 37, Page 61.

BEING known and numbered as 6 Summit Drive, Mount Pocono, PA 18344-1730.

BEING THE SAME PREMISES which Nancy Sparacino, formerly known as Nancy Fratarcangelli, a single woman who acquired title as a married person by deed dated March 26, 2009 and recorded July 21, 2009 in and or Monroe County, Pennsylvania, in Deed Book Volume 2356, Page 9930, granted and conveyed unto Nancy Sparacino, a single woman.

TAX CODE: 10/12A/1/79

PIN NO: 10635514447772

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY SPARACINO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5320 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF

MONROE LEGAL REPORTER

PENNSYLVANIA, BEING LOT NO. SECTION K, AS SHOWN ON A MAP OF A POCONO COUNTRY PLACE, INC., ON FILE IN THE RECORDER'S OFFICE AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK NO. 24, PAGES 3 AND 5. BEING KNOWN AS 1194 AURORA TERRACE, TOBYHANNA, PA 18466.

TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES AND UNDER AND SUBJECT TO THE COVENANTS, EXCEPTIONS, RESERVATIONS AND RESTRICTIONS AS OF RECORD.

TAX CODE: 3/9E/1/190

PIN NO.: 03636917016398

TITLE TO SAID PREMISES IS VESTED IN **Joseph Gecijo and Marcela Dinoso, as joint tenants with right of survivor** BY DEED FROM **Donald C. Kline, single** DATED **11/13/2007** RECORDED **11/15/2007** IN DEED BOOK **2321** PAGE **1022**

HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEF GECIJO
MARCELA GECIJO

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
STUART WINNEG, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 535 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, MAY 29, 2014
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Townships of Barrett and Price**, County of Monroe and State of Pennsylvania, being Lot A as shown on a map entitled Lands of Joseph and Antoinette Mellia and filed in the Office for the Recording of Deeds in Plot Book 59 page 425.

BEGINNING at a point in the Township Road (known as Beartown Road) T-598; Thence along lands now or formerly of Jenkins South 52 degrees, 31 minutes 41 seconds East 271.74 (passing a 2 inches iron pipe and 1972 feet) to an iron bar; Thence along lands now or formerly of Lucky Run road and Gun Club South 22 degrees, 30 minutes 07 seconds West 208.40 feet to an iron bar, said bar also being the common corner of Lot A and Lot B; Thence along Lot B North 50 degrees, 04 minutes 42 seconds West 322.90 feet to a point; in the township Road mentioned above (passing an iron bar at 302.90 feet); Thence along said Township Road North 30 degrees, 55 minutes 42 seconds East 103.60 feet to the point and place of beginning.

CONTAINING 1.312 Acres more or less.

TITLE TO SAID PREMISES VESTED IN **Anna M. Trusz**, Grantee as to a Life Estate and other Powers

as described in the within deed and **Shirley A. Abuiso**, Grantee as to a Vested Remainder Subject to Complete Deafeasance as Described in the within deed, by Deed from **Shirley Abuiso**, as Agent for **Anna M. Trusz**, dated 04/24/2007, recorded 06/08/2007 in Book 2307, Page 5378. On 04/14/2010, **Anna M. Trusz** departed this life and fee simple title to the said property vested in **Shirley R. Abuiso**.

TAX CODE: 01/8/1/21-23

TAX PIN: 01639704746747

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHIRLEY R. ABUSIO
A/K/A SHIRLEY ROSE ABUSIO

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OF INTEREST FROM OF UNDER ANNA M. TRUSZ, 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
JOHN MICHAEL KOLESNIK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5477 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, MAY 29, 2014
AT 10:00 A.M.

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

ALL that certain lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot #36 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.

Under and subject to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

Being known as: 36 Tomasula Drive, Tobyhanna, PA 18466

TAX CODE: 3/89850

PIN NO: 03635602784275

Title to said premises is vested in **Marva Chew**, a single woman by deed from **Elizabeth McCartney-Beck** and **James J. Beck**, her husband and **Edward P. McCartney** and **Annemarie McCartney**, his Wife

MONROE LEGAL REPORTER

dated 04/14/2005 recorded 04/21/2005 in deed book 2222 page 8137.

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

MARVA CHEW

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
ELIZABETH L. WASSALL, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5497 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 356, as shown on the Final Plans Phase 7, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69 at Page 71.

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 Raymond Pizarro and Kathy Diane Pizarro, h/w, by Deed from Raymond Pizarro and Kathy Pizarro, aka Kathy Diane Pizarro, h/w, dated 10/11/2001, recorded 10/15/2001 in Book 2106, page 4222.

TAX CODE: 17/90445

TAX PIN: 17730202593577

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KATHY DIANE PIZARRO
RAYMOND PIZARRO**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 551 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at a set iron pipe on the southerly line of Brown Road, T-505, said pipe being a common corner of Lots Nos. 3 and 4 as shown on map entitled, "Final Plan, Big Pines, Section 2", dated 14 September 1993, and revised 28 September 1993, and recorded 5 November 1993, in the Office for the

Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 65, Page 205; thence along the said Lot No. 3, South fifty-four degrees zero minutes fifty-five seconds East one hundred ninety-one and seventy-five one hundredths feet to a set iron pipe;

Thence along Lot No. 2 of the said plan, North thirty-five degrees fifty-nine minutes five seconds East two hundred fourteen and seventy-four one-hundredths feet to a found iron pipe, being a common corner of the within Lot No. 4, and lands now or formerly of Joan E. Christman; thence along said lands now or formerly of Joan E. Christman, North fifty-two degrees twenty-six minutes thirty-eight seconds West one hundred ninety-one and eighty-two one hundredths feet to a set iron pipe on the southerly line of the said Brown Road; thence along the southerly line of Brown Road South thirty-five degrees fifty-nine minutes five seconds West two hundred twenty feet to the place of **BEGINNING**.

CONTAINING 0.957 acres, more or less.

Being Lot No. 4 as shown on the aforesaid map. Being Known and Numbered As RR 3 Box 3182 Brown Road, East Stroudsburg, PA 18301-9516.

BEING the same premises which Pocono Young Development, Inc., a Pennsylvania Corporation by deed dated July 14, 1994 and recorded July 22, 1994 in and for Monroe County, Pennsylvania, in Deed Book Volume 1963, Page 0573, granted and conveyed unto Leroy Bright and Dawn M. McFarlane, as joint tenants with right of survivorship and not as tenants in common.

TAX CODE: 17/112796

PIN NO: 17639101153399

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LEROY BRIGHT
DAWN M. MCFARLANE**

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

MONROE LEGAL REPORTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5532 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1112, of Whispering Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, page 63. TITLE TO SAID PREMISES VESTED IN Therese Whitney and Richard Toth, by Deed from First Star Savings Bank, dated 09/07/2001, recorded 10/02/2001 in Book 2105, Page 6541.

TAX CODE: 03/4C/2/12

TAX PIN: 03636601092416

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**THERESE WHITNEY
RICHARD TOTH**

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

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

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

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

PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5557 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 505, 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, page 13.

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

TITLE TO SAID PREMISES VESTED IN Bianca L. Jackson, by Deed from David S. Wengerd, dated 08/11/2009, recorded 08/12/2009 in Book 2358, Page 2628.

TAX CODE: 03/9C/1/409

TAX PIN: 03635914439010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BIANCA K. JACKSON

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5618 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, MAY 29, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

MONROE LEGAL REPORTER

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

ALL THAT CERTAIN lot, situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1165 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. 15, Page 59.

UNDER AND SUBJECT to all rights, covenants, restrictions, etc., as more particularly described in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Lauren A. Meyers, single, by Deed from Joseph J. Fennelly, Jr. and Miguelina Cruz, his wife, dated 10/18/2005, recorded 11/02/2005 in Book 2246, Page 3318.

TAX CODE: 03/7D/2/90

TAX PIN: 03635702552445

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAUREN A. MEYERS

A/K/A LAUREN MEYERS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5620 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Chestnuthill**, Monroe County, Pennsylvania, marked and designated as Lot No. 20, Foxcroft, as shown on Map of Lands of Truco, Inc., and recorded in the office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 22, Page 23.

Subject to all exceptions, reservations and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES VESTED IN Jay C. Kantrowitz and Denise A. Kantrowitz, h/w, by Deed from William F. Morneault, by his Agent Bonnie

Morneault and Bonnie Morneault, h/w, dated 08/11/2005, recorded 08/15/2005 in Book 2236, Page 2822.

TAX CODE: 02/2/4/5

TAX PIN: 02625702694660

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAY C. KANTROWITZ

DENISE A. KANTROWITZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5909 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situated in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania being Lot No. 108 as shown on a plan entitled, 'Final Major Subdivision Plan, The Estates at Great Bear, Phase VI' dated 9/30/1999 last revised 11/11/1999, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, PA and recorded 12/7/1999 in Plot Book 71 page 277, more particularly described as follows:

BEGINNING at a common corner of Lots No. 107 and 108 on the Northeasterly side of Benson Court (50 foot R.O.W.); thence (1) Along the Northeasterly side, passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 15.20 feet to a point of tangency; thence (2) Continuing along the Northeasterly side, North 38 degrees 46 minutes 45 seconds West, a distance of 49.10 feet to a point of curve; thence (3) Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 41.03 feet to a point of reverse curve at the beginning of a cul-de-sac bulb; thence (4) Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 49.23 feet to a corner of Lot No. 109; thence (5) Along Lot No. 109, North 51 degrees 13 minutes 15 seconds East, a distance of 150.00 feet to a corner; thence (6) South 39

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degrees 56 minutes 59 seconds East, a distance of 106.82 feet to a corner; thence (7) South 50 degrees 34 minutes 04 seconds East, a distance of 63.86 feet to a corner of Lot No. 107; thence (8) Along Lot No. 107, South 58 degrees 11 minutes 10 seconds West, a distance of 202.65 feet to the first mentioned point and place of beginning.

Subject to a 20 foot Drainage, Utility and Slope Easement as shown on said referenced Final Major Subdivision Plan.

TITLE TO SAID PREMISES VESTED IN Christopher L. Spara and Ellen G. Spara, h/w, by Deed from Wilkens Charles and May-Roline Charles, h/w, dated 09/13/2007, recorded 09/26/2007 in Book 2317, Page 1276.

TAX CODE: 09/91449

TAX PIN: 09733300865275

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ELLEN G. SPARA
CHRISTOPHER L. SPARA**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6016 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 702, as shown on map entitled 'Fifth St. Corp., Section 4 - Phase 2' as prepared by Achterman Associates, recorded in Monroe County, Pennsylvania in Plot Book No. 73, Page 104.

UNDER AND SUBJECT to covenants, conditions and restrictions as appear in Recod Book Vol. 2112, page 8853 and as appear of record.

TITLE TO SAID PREMISES VESTED IN Imam Elbadawy, by Deed from Citicorp Trust Bank, FSB by Integrated Asset Services, Inc., it's attorney in fact, dated 09/21/2007, recorded 10/12/2007 in Book 2318, Page 5166.

TAX CODE: 17/91724

TAX PIN: 17730117029197

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

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 L. SPIVACK, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6039 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnut Hill**, County of Monroe and State of Pennsylvania, designated as Lot No. 202 on a map entitled 'Final Plan, Map of Section Four, The Birches West,' dated 10 March 1978 and recorded in Plot Book Volume 41, page 21, being further bounded and described as follows, to wit:

BEGINNING at an iron on the easterly line of Recreation Drive, said iron being the most southerly corner of Lot No. 207 as shown on the aforesaid map; thence along Lot No. 207 and along Lot No. 206, North 53 degrees 13 minutes 39 seconds East 300.00 feet to an iron, the most westerly corner of Lot No. 203 as shown on the aforesaid map; thence along Lot No. 203 South 36 degrees 46 minutes 21 seconds East 150.00 feet to an iron, the most northerly corner of Lot No. 201 as shown on the aforesaid map; thence along Lot No. 201 South 53 degrees 13 minutes 39 seconds West 300.00 feet to an iron; thence along the same (a radial line to the hereinafter described curve) South 80 degrees 02 minutes 50 seconds West 28.93 feet to an iron on the easterly line of Recreation Drive; thence along the easterly line of Recreation Drive in a northerly direction on a curve to the left having a radius of 240.00 feet and an arc length of 112.34 feet to a point of tangency; thence along the same North 36 degrees 46 minutes 21 seconds West 28.66 feet to the place of BEGINNING. CONTAINING 1.058 Acres, more or less.

BEING Lot No. 202 as shown on the aforesaid map. 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 Edward Passno and Caroline Passno, h/w, by Deed from Richard Kozak and Carol A. Kozak, h/w, dated 02/08/1989, recorded 02/09/1989 in Book 1666, Page 814.

TAX CODE: 02/14F/2/52

TAX PIN: 02634001072553

SEIZED AND TAKEN IN EXECUTION AS THE

MONROE LEGAL REPORTER

**PROPERTY OF:
EDWARD PASSNO
CAROLINE PASSNO**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6051 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situated, lying and being in the Township of Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin on the northerly 50 foot right-of-way of Legislative Route 45024 and being the common boundary corner between Lot. No. 6 and Lot No. 7 as shown on a subdivision plan entitled Mt. Pocono Electric Company, prepared by Richard C. Storm, Registered Surveyor, dated July 23, 1980; thence along the northerly right-of-way of L.R. 45024 S89 degrees 57 minutes 10 seconds W 76.55 feet to a point of curve to the right, having a radius of 1115.71 and an arc length of 48.72 feet to an iron pin, thence along Lot no. 8 and other lands of the Mt. Pocono Electric Co. N 04 degrees 05 minutes 27 seconds E 539.68 feet to an iron pin; thence along lands of the Tobyhanna Compact Station on a curve to the right having a radius of 560.64 feet and an arc length of 125.56 feet to an iron pin; thence along Lot no. 6 S 04 degrees 05 minutes 21 seconds W 523.05 feet to the point and place of beginning. Containing 1.532+ Acres.

Under and Subject to the conditions, restrictions and reservations which appear in Plat Book 44, page 33. **UNDER AND SUBJECT** to the conditions, restrictions and reservations which appear in the aforesaid Deed. **TITLE TO SAID PREMISES VESTED** IN John A. Kellett, Jr., individual, by Deed from John A. Kellett, Jr., Executor of the Estate of Roy V. Smith, dated 03/17/2005, recorded 03/31/2005 in Book 2220, Page 6822.

TAX CODE: 19/3/1/3-37

TAX PIN: 19634400190176

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

**JOHN A. KELLETT, JR
A/K/A**

JOHN ADAM KELLETT, 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
LAUREN R. TABAS,
Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By 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 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots or pieces of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING SHOWN and designated as Lots 13 and 14 on a certain map entitled 'Corrected Plan; Scot-Hi Estates; Charles B. & Izella R. Kimmel; Pocono Township, Monroe County, Pa.; Scale 1 inch=100 feet; May 1971', said map being recorded in Monroe County Plot Book Volume 14 on Page 139 on August 5, 1971, and being more particularly described as follows:

BEGINNING at a point on the southerly sideline of Township Road 535 (Shine Hill Road) as shown on the above-captioned map, said point being a corner common to Lots 33 and 34 and 13 and 14; thence along the southerly sideline of said road North seventy-eight degrees six minutes fifty seconds East thirty-one and ten one-hundredths feet to a point; thence along the same North seventy-five degrees forty-six minutes one second East ninety-eight and seventeen one-hundredths feet (incorrectly shown as ninety-eight and twenty-two one-hundredths feet) to a point on the westerly sideline of Scotchigh Terrace; thence, leaving said Township Road 535 and along the westerly sideline of Scotchigh Terrace in a southeasterly direction on a curve to the right having a radius of twenty-five ad zero one-hundredths feet an arc distance of forty-eight and twenty-five one-hundredths feet (incorrectly shown as forty-eight and thirty-seven

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one-hundredths feet) to a point; thence, along the same South six degrees twenty-one minutes twenty-two seconds West one hundred twenty-nine and ninety-two one-hundredths feet (incorrectly shown as one hundred thirty and forty one-hundredths feet) to a point, a corner common to Lots 13 and 14 and Lot 15; thence, leaving said road along said Lot 15 North eighty-three degrees thirty-eight minutes thirty-eight seconds West one hundred fifty and eighty-eight one-hundredths feet to a point on line of the aforementioned Lots 33 and 34, a corner common to Lots 13 and 14 and Lot 15; thence, partly along said Lots 33 and 34 North four degrees four minutes forty-seven seconds East one hundred nine and fifteen one-hundredths feet to the point of BEGINNING.

CONTAINING 0.475 acres, more or less.

UNDER AND SUBJECT to covenants and restrictions more fully set forth in the aforesaid deed of conveyance.

UNDER AND SUBJECT ALSO to the first lien mortgage which the Grantor gave to Gateway Funding Diversified Mortgage Services L.P., by mortgage instrument dated June 7, 2004, and recorded in the hereinafter mentioned office in Record Book 2194, page 291.

TITLE TO SAID PREMISES VESTED in Herman Sanchez and Regina Jaludi and Sami Jaludi, h/w, by Deed from Herman Sanchez, dated 02/04/2005, recorded 02/16/2005 in Book 2216, page 6242.

TAX CODE: 12/6A/1/61

TAX PIN: 12637301159598

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HERNAN SANCHEZ

REGINA JALUDI

SAMI JALUDI

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6366 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot No. 5 on a map entitled "A Subdivision of Lands of Daniel Wise," dated 7/17/1987, as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors, Marshalls Creek, PA, duly approved and recorded in Plot Book Vol. 59, Page 287, more fully described as follows, to wit:

BEGINNING at an iron pin on the Westerly right of way line of a 50 foot street known as Phyllis Court as shown on said map, said iron pin being also the most Southeasterly corner of Lot No. 6 as shown on said map; thence along said right of way line, South 16°6'13" West, 178 feet to an iron pin; thence along Lot No. 4 as shown on said map, North 73°53'47" West, 245 feet to an iron pin in line of lands of Harold E. Dailey; thence along said lands of Harold E. Dailey, North 16°6'13" East, 178 feet to an iron pin; thence along said Lot No. 6, South 73°53'47" East, 245 feet to the place of BEGINNING.

CONTAINING 1.001 acres, more or less.

BEING THE SAME PREMISES WHICH People's Coal & Supply Company, a PA Corp., by Deed dated 8/2/1995 and recorded 8/7/1995 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2017, Page 1516, granted and conveyed unto Noel A. Del Rosario and Glenda Del Rosario a/k/a Glenda R. Del Rosario, husband and wife.

IMPROVEMENTS: Residential property.

TAX CODE NO. 17/17B/1/5

PIN #17638104930357

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NOEL A. DEL ROSARIO

GLENDA DEL ROSARIO A/K/A

GLENDA R. DEL ROSARIO

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 640 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, MAY 29, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

MONROE LEGAL REPORTER

COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
BEING LOT NO. 3, Silver Valley Estates, Section One, recorded in Plot Book Vol. 59, Page 54.
Being Known As: 3 Meadow Drive N/K/A 117 Meadow Pass, **Saylorsburg**, PA 18353
TAX CODE: 02/4B/2/3

PIN NO.: 02625903421868
TITLE TO SAID PREMISES IS VESTED IN Daniel Driscoll, a married man by deed from Daniel Driscoll and June Driscoll, husband and wife dated 05/15/2008 recorded 06/23/2008 in Deed Book 2337 Page 3223.

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

DANIEL DRISCOLL

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
STUART WINNEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6413 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or pieces of land situate in the **Borough of Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. V-3, Godfrey's Ridge, Phase 1 as shown on map of Godfrey's Ridge - Phase 1, recorded in the Office for the Recording of Deeds at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Page 155.

UNDER AND SUBJECT TO:

1. Declaration for Godfrey's Ridge, A Planned Community dated March 6, 2002 and recorded in the Office for the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2119, Page 2282.

2. First Amendment to the Declaration for Godfrey's Ridge, A Planned Community dated April 30, 2003 and recorded in the Office for the Recorder of Deeds of Monroe County, Pennsylvania in Record book Volume 2152, page 164.

3. Declaration for Godfrey's Ridge, A Planned Community dated September 21, 2007 and recorded in the Office for the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2317, page 6294.

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

TAX CODE #18/91896
PIN #18730002752893

BEING the same premises which LTS Development, LLC, a successor by merger to LTS Development, Inc, by Deed dated October 10, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County on October 12, 2007 in Deed Book Volume 2318, Page 4809, granted and conveyed unto Charles A. Redhead and Indira B. Redhead.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES A. REDHEAD AND

INDIRA B. REDHEAD

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINE M. ANTHOU,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 CIVIL 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of land situate in the **Township of Pocono** County of Monroe, and Commonwealth of Pennsylvania, being Lot #38, Section 2 (South) of Maeve Manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 64, Page 12.

BEING the same premises which Fishhill Development Company, Inc., a Pennsylvania Corporation, by indenture bearing date the 29th day of April, 1995, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 15th day of June, 1995, in Record Book Volume 2010, Page 189, granted and

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conveyed unto Millard C. Riddick Jr. and Mattie Riddick, his wife, in fee.

Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations, and restrictions as of record.

BEING known and numbered as 38 Bon Sher Drive a/k/a 38 Bon Sherer Drive, Tannersville, PA 18372.

BEING the same premises which Millard C. Riddick, Jr. and Mattie Riddick, his wife, by Deed dated April 14, 2006 and recorded May 3, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2266, Page 2454, granted and conveyed unto Sean M. Bing, an unmarried man.

TAX CODE: 12/87708

PIN NO: 12638303119306

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SEAN M. BING

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6591 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 98 on a certain map entitled 'Subdivision of Winona Lakes, Section 3B, Forest Lake Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 19, 1971 and revised March 30, 1972, prepared by Edward C. Hess Associates, Scale 1 inch = 100 feet', on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 16, on Page 81.

CONTAINING: 20,900 square feet, more or less.

BEING Lot No. 98 on the above mentioned plan.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, ex-

ceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Carlos Rivera and Nancy Velez, h/w, by Deed from Walter Lowe and Camille Alario, nbm, Camille Lowe, h/w, dated 08/07/1997, recorded 08/13/1997 in Book 2038, Page 9164.

TAX CODE: 09/6B/1/26

TAX PIN: 09733402764892

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLOS RIVERA

NANCY VALEZ

A/K/A NANCY 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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6594 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, MAY 29, 2014
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN message and two (2) certain tracts of land situate in the Township of Price, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

I. BEGINNING at a corner in the middle of the Wooddale Road, said corner being north fifty-eight degrees east two hundred and nine-tenths feet from the southernmost corner of land of prior grantors; thence by land of prior grantors, of which this was formerly a part, north thirty-six degrees forty-two minutes west one hundred sixty-eight and eight-tenths feet to a stone corner; thence by the same north fifty-two degrees one minute east one hundred forty-six and eight-tenths feet to a stone corner; thence by the same, south forty degrees fifty minutes east one hundred sixty-three feet to a corner in the aforementioned road; thence in and along said road and by the same, south fifty degrees west one hundred fifty-nine and five-tenths feet to the place of BEGINNING.

Containing .58 acre, more or less.

II. BEGINNING at a stone corner, the northwest cor-

MONROE LEGAL REPORTER

ner of other land of Jacob Weidman and Roxie Weidman, his wife; thence by said other land of Jacob Weidman and Roxie Weidman, his wife; north fifty-two degrees one minute east one hundred forty-six and eight-tenths feet to a stone corner; thence by land to be conveyed to Chester A. Rinker north forty degrees twenty-two minutes west eighty feet to a stone corner, thence by land of prior grantors, of which this was formerly a part, south sixty degrees two minutes west one hundred forty three feet to a stone corner; thence by the same south thirty-six degrees forty-two minutes east one hundred feet to the place of BEGINNING.

Containing 0.297 acres, more or less.
Being known and numbered as 361 Wooddale Road a/k/a 361 Wooddale Road, East Stroudsburg, PA 18301.

Being the same premises which Jose R. Rodriguez and Ysidra Rodriguez, his wife, be deed dated January 16, 2004 and recorded January 20, 2004 in and for Monroe County, Pennsylvania in Deed Book Volume 2179, Page 7499, granted and conveyed unto Allen Frost, married.

TAX CODE: 14/6/1/37
PIN NO.: 14730404503143

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALLEN FROST

a/k/a ALLEN FROST C. FROST

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, May 9, May 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6646 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL CERTAIN LOT, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 138, Section No. F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 13 and 15.

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 Franklin H. Loor, as an individual, by Deed from Michael Koltunov and Paulina Koltunov, h/w, dated 02/22/2002, recorded 02/25/2002 in Book 2116, Page 332.

TAX CODE: 03/8C/1/355
TAX PIN: 03635814448960

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANKLIN H. LOOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6672 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 27 on a certain map plan of lots entitled 'Subdivision of Winona Lakes, Section 5, Mountain Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972, and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1 foot - 100 inches', recorded August 30, 1972, in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 17, on page 69.

BEING LOT NO. 27 on the above mentioned plan. UNDER AND SUBJECT to the covenants, easements, reservations, charges and conditions as of record.

TITLE TO SAID PREMISES VESTED IN Rudolph Johnson, an adult individual, by Deed from Robert J. Rehman, an unmarried man, dated 11/10/2003,

MONROE LEGAL REPORTER

recorded 12/03/2003 in Book 2175, Page 7257.

TAX CODE: 09/6d/2/8

TAX PIN: 09733402873861

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUDOLPH JOHNSON

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ANDREW L. SPIVACK,
Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6866 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4603, Section CIIB, 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 103, bounded and described as follows, to wit: UNDER AND SUBJECT to the covenants, restrictions, easements as recorded in Deed Book Volume 547, page 69.

TITLE TO SAID PREMISES VESTED IN Charles Lucas and Deborah A. Lucas, his wife, by Deed from Howard Mathesius and Katherine Mathesius, his wife, dated 01/09/1997, recorded 02/24/1997 in Book 2033, Page 6764.

TAX CODE: 19/3H/1/135

TAX PIN: 19634403349143

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DEBORAH A. LUCAS
CHARLES LUCAS**

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6834 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots, parcels or pieces of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, being Lots 37 and 38, Unit 3, Section 1, Lake Naomi, 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 8A, Page 31.

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

TITLE TO SAID PREMISES IS VESTED IN Arthur J. Bramley, Jr. and Bernadette Bramley, h/w, by Deed from Bernadette Bramley, dated 04/15/1998, recorded 04/23/1998 in Book 2047, Page 3958.

TAX CODE: 19/5A/1/103

TAX PIN: 19632516932495

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ARTHUR J. BRAMLEY JR
BERNADETTE BRAMLEY**

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

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

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

Sheriff's Office
Stroudsburg, Penna.

MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6904 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate, in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being Lot 512, Section H, Indian Mountain Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 9, Page 203.

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

TITLE TO SAID PREMISES VESTED IN Soon Yi Kim, by Deed from Richard A. Dionysius, Jr., married, dated 10/12/2006, recorded 11/06/2006, Page 7081.

TAX CODE: 20/8D/1/117

TAX PIN: 20632109156722

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SOON YI KIM

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6938 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, MAY 29, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THAT CERTAIN lot or piece of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 120, Phase 1, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which plan is duly recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, at Plot Book Volume 62, Page 225. Subject to all exceptions, reservations and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES VESTED IN Tonia C. Gordon and Joseph C. Gordon, h/w, by Deed from William McManus and Jo Ann McManus, h/w, dated 07/30/2003, recorded 08/21/2003 in Book 2164, Page 4750.

TAX CODE: 09/86837

TAX PIN: 09732302993213

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH C. GORDON

TONIA C. GORDON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6943 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania and being more particularly described as follows:

Being all of Lot 2702 in Section NN as shown and designated on plan of Indian Mountain Lakes, Section NN, made by Leo A. Achterman, Jr., Civil Engineer and Surveyor, dated September 4, 1980 and recorded April 3, 1981 at the Recorder of Deeds for Monroe County, in Map Book 46, Page 7.

BEING the same premises which Ruja Investment Company by deed dated February 10, 2006 and

MONROE LEGAL REPORTER

recorded in the Recorder's Office in and for Monroe County at Stroudsburg, Pennsylvania on February 10, 2006 in Record Book 2257, Page 5361, granted and conveyed unto Clemente Sivo and Carrie L. Sivo.

TAX CODE: 20/8J/3/15

PIN NUMBER: 20632001188135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARRIE L. SIVO
CLEMENTE SIVO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINE M. ANTHOU,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6946 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot No. 5301 in Section QQ-2, as shown and designated on plan of Indian Mountain Lakes, Section QQ-2, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, and recorded at the Monroe County Recorder's Office on February 3, 1983, in Map Book 51, Page 31.

UNDER AND SUBJECT to the restrictions, covenants, conditions, etc., as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Donald Caccavo and Marissa Covino, as joint tenants with right of survivorship and not as tenants in common, by Deed from Jarrod M. Cannon, married, dated 06/10/2005, recorded 06/28/2005 in Book 2230, Page 4987.

TAX CODE: 20/8K/1/27

PIN NO: 20632001496336

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONALD CACCAVO
MARISSA COVINO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6984 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southerly line of Big Oak Road, said iron being the northeasterly corner of Lot No. 602 as shown on map entitled "Plotting II, Spruce Hill Farms, Jacob Keuler, 17 August 1970"; thence along the southerly line of Big Oak Road on a curve to the right having a radius of 1000 feet an arc length of 234.95 feet to an iron, said iron being the northwesterly corner of Lot No. 604; thence along Lot No. 604, (a radial line to the hereinabove described curve), S 13 degrees 29 minutes 40 seconds W 459.89 feet to an iron; thence along Lot Nos. 606 and 616, N 83 degrees 14 minutes 10 seconds W 126.60 feet to an iron being the southwesterly corner of Lot No. 602; thence along Lot No. 602 (a radial line to the hereinabove described curve), N, degree 02 minutes 00 seconds E 459.89 feet to the place of **BEGINNING**.

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

TITLE TO SAID PREMISES VESTED IN John H. Worley and Diana D. Worley, his wife, by Deed from John Lahr and Elaine Lahr, his wife, dated 05/05/2005, recorded 05/06/2005 in Book 2224, Page 6036.

TAX CODE: 01/6/1/19-99

TAX PIN: 01639801372211

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DIANA D. WORLEY
JOHN H. WORLEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7106 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL that certain lot, tract, parcel or piece of land situated in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

Being Lot No. 4217, Section H-4, as set forth on a map entitled Plan of Lots, Stillwater Lake Estates, Tax Code 3/14F/2/248 Coolbaugh Township, Monroe County, Pennsylvania said plat is filed and recorded in Plat Book Volume 20, page 109.

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

TITLE TO SAID PREMISES VESTED IN Amalia Castro, single, by Deed from Nationwide Realty Group, a Pennsylvania corporation, dated 05/18/2006, recorded 05/23/2006 in Book 2268, Page 5884.

TAX CODE: 03/14F/2/248

TAX PIN: 03634604711597

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MELISSA J. CANTWELL, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7468 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 711, Section K (Ext.) as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 24, Pages 51, 53 and 55.

Being known and numbered as Lot 711 Section K Beverly Court with a mailing address of 1882 Beverly Court, Tobyhanna, PA 18466.

BEING THE SAME PREMISES WHICH Manny Redner and Dahlia Redner, husband and wife by deed dated July 11, 2008 and recorded July 16, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2338, page 8670, granted and conveyed unto Cheryl A. Hoppe.

TAX CODE: 03/9F/1/290

PIN NO: 03636913130702

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHERYL A. HOPPE**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7479 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

MONROE LEGAL REPORTER

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

**THURSDAY, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, being Lot #46 in Mountain View Meadows as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 61, page 262. Under and Subject to Restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Enriqueta R. Ortiz and Mirla R. Puello, her daughter, as joint tenants with right of survivorship, by Deed from Enriqueta Ortiz, dated 07/15/1994, recorded 07/18/1994 in Book 1962, Page 942.

TAX CODE: 08/86035

TAX PIN: 08635000292225

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MIRLA R. PUELLO

ENRIQUETA R. 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
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7557 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 57, Old McMichael Estates, Section Two, recorded in Plot Book Volume 63 page 214, being described as follows, to wit:

BEGINNING at an iron on the westerly side of Whippoorwill Drive, being a corner of Lot No. 58, Old McMichael Estates, Section Two, thence along the westerly side of Whippoorwill Drive, S 37 52 minutes 04 seconds E (Magnetic Meridian) for 40.00 feet to an iron in line of lands of Jacob Warner, thence along the lands of Jacob Warner, S 52 07 minutes 56 seconds W for 716.64 feet to an iron pin in stones found, a corner of lands of Peter Cavanaugh, thence along lands of Peter Cavanaugh, N 61 34 minutes 28 seconds W for 218.43 feet to an iron, a corner of lands of Marketing Technology, Inc., thence along lands of Marketing Technology, Inc., N 52 07 minutes 56 seconds E for 588.06 feet to an iron in line of Lot No. 58, Old McMichael Estates, Section Two, thence along Lot No. 58 for the following two courses and distances:

(1.) S 26 00 minute 25 seconds E for 163.49 feet to an iron

(2.) N 52 07 minutes 56 seconds E for 250.00 feet to the place of BEGINNING.

CONTAINING: 2.635 Acres more or less.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Joseph Tepedino and Dolores Tepedino, by Deed from Marketing Technology, Inc., a Pennsylvania Corporation, dated 05/02/1994, recorded 07/22/1994 in Book 1963, Page 715.

TAX CODE: 02/88444

TAX PIN: 02634000125688

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH TEPEDINO

DOLORES TEPEDINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7621 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of

MONROE LEGAL REPORTER

Monroe and Commonwealth of Pennsylvania, being Lot No. 4704, Section 9 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, Page 31.

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

TITLE TO SAID PREMISES VESTED IN Ilse W. Thorn, by Deed from Pocono Hickory Lane, Inc., a Pennsylvania corporation, dated 07/07/1984, recorded 08/08/1984 in Book 1380, Page 226.

TAX CODE: 03/4E/1/73

TAX PIN: 03636703317312

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ILSE W. THORN

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7678 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 43, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Pages 115, 117, 119, 121.

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

TITLE TO SAID PREMISES VESTED IN Christopher Warick and Maria Warick, his wife, by Deed from Randy W. Warick, single, dated 04/14/1998, recorded 04/21/1998, in Deed Book 2047, page 2849.

TAX CODE: 17/15C/1/169

TAX PIN: 17639201099397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER WARICK

MARIA WARICK

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7785 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, MAY 29, 2014
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 450, Section F, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Pages 11, 13 and 15.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in Book 603, Page 228 and which may run with the land.

PARCEL NO. 03/8C/1/236

PIN 03635814344613

TITLE TO SAID PREMISES IS VESTED IN Milan Zavoda by deed from THE BANK OF NEW YORK AS TRUSTEE FOR THE HOLDERS OF EQCC ASSET BACKED TRUST 2001-2. ITS SUCCESSORS AND ASSIGNS BY SELECT PORTFOLIO SERVICING INC., F/K/A FAIRBANKS CAPITAL CORPORATION AS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED AUGUST 15, 2005 IN INSTRUMENT NO. 200536153 dated April 13, 2007 and recorded May 1, 2007 in Deed Book 2303, Page 9219. Being Known As: 450 F Marvin Gardens, Tobyhanna, Coolbaugh, Monroe County, PA.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MILAN ZAVODA

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

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, May 9, May 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7854 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in the southerly right of way line of Besecker Drive (50 feet wide), said point also marking the northwesterly corner to Lot 32 of the subdivision known as 'The Woods at Monroe Lake;' THENCE

1) Along said Lot 32 of 'The Woods at Monroe Lake' South 13 degrees 23 minutes 43 seconds East a distance of 183.38 feet to an iron pin marking a corner to the same and also marking a corner to Lot 33 in said subdivision; THENCE

2) Partially along said Lot 33 and partially along Lot 34 in said subdivision and passing through an iron pin on line at 123.01 feet, South 72 degrees 38 minutes 58 seconds West a total distance of 243.01 feet to an iron pin marking a corner to said Lot 34, said point also marking a corner to Lots 35 and 30 in said subdivision of 'The Woods at Monroe Lake;' THENCE

3) Along said Lot 30 in said subdivision, North 13 degrees 28 minutes 43 seconds West a distance of 209.79 feet to an iron pin marking a corner to the same in the aforementioned southerly right of way line of Besecker Drive (50 feet wide); THENCE

4) Along said right of way line North 76 degrees 31 minutes 17 seconds East a distance of 2422.46 to the Point of Beginning.

THE above described Lot No. 31 being as shown on the subdivision plan entitled 'The Woods at Monroe Lake' as prepared by East Penn Engineering Co., Inc., Bangor, Pennsylvania (Drawing No. 288, sheet 1 of 9 dated May 10, 1988 and bearing last revision date of March 19, 1993) and recorded in the Recorder of Deeds Office in and for Monroe County at Map Book 65, Page 116.

TITLE TO SAID PREMISES VESTED IN Ketwanda Glover, by Deed from Robert Vitelli and Amy Vitelli,

h/w, dated 09/22/2006, recorded 11/01/2006 in Book 2286, page 2702.

TAX CODE: 09/89052

PIN NO.: 09732500420438

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KETWANDA GLOVER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7858 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, designated as Lot/townhouse No. 33, Manchester on a final plan of Robinwood Village, Chestnuthill Township, Monroe County, Pennsylvania, prepared by Russell R. Kresge, P.E.P.L.S. dated July 5, 1985, and recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, in and for the County of Monroe, Pennsylvania, in Plot Book Vol. 57, Page 258.

UNDER AND SUBJECT to any covenants, exceptions, conditions, reservations and restrictions that appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Christine E. Kirby, by Deed from Beryl Lee Gerhard, Executrix of the Last Will and Testament of Gail Elyse Godshall, a/k/a Gail E. Godshall, dated 10/14/2010, recorded 10/21/2010 in Book 2377, Page 6781.

Christine E. Kirby died on 03/22/2011, leaving a Will dated 12/06/2005. Letters Testamentary were granted to Steven James Kirby. Decedent's devisees are Steven James Kirby, Matthew David Kirby, Katherine Rose Franklin, and Effort United Methodist Church. By virtue of executed waiver, Effort United Methodist Church waived its rights to said property.

TAX CODE: 20/5C/1/33

TAX PIN: 02634000945223B33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEVEN JAMES KIRBY, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF CHRISTINE E. KIRBY

MATTHEW DAVID KIRBY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CHRISTINE E. KIRBY

KATHERINE ROSE FRANKLIN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF CHRISTINE E. KIRBY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7992 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in Brier Crest Woods, Fern Ridge Village, **Tunkhannock Township**, Monroe County, Pennsylvania, being Lot No. 95, Block Section No. 3, described in a certain Subdivision Plan of Brier Crest Woods made by Edward C. Hess Associates, Consulting Engineers and Surveyors, Pennsylvania, on the twelfth (12th) day of April A.D.1971 and recorded in Plan Book No. 14, Page 61 in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania.

BEGINNING at a point on the northeasterly line of Ridge Road, a common corner of Lot No. 95 and Lot No. 96 as shown on Plan of Lots titled "Section 3, Brier Crest Woods, Brier Crest Woods, Inc., Tunkhannock Township, Monroe County, Pennsylvania," prepared February 9, 1971, by Edward C. Hess Associates, Stroudsburg, Pennsylvania, and recorded April 12, 1971, in Plot Book Volume 14, Page 61; thence along the northeasterly line of Ridge Road North 51° 30 minutes 23 seconds West 32.36 feet to a point; thence by the same North 44° 45 minutes 00 seconds West 81.64 feet to a point at the intersection of the northeasterly line of Ridge Road with the northwesterly line of Laurel Lane; thence along the northwesterly line of Laurel Lane North 45° 15 minutes 00 seconds East 202.42 feet to a point; thence by Lot No. 94 South 44° 45 minutes 00 seconds East 90.25 feet to a point; thence by Lot No. 96 South 38° 29 minutes 37 seconds West 200.00 feet to the place of BEGINNING. CONTAINING 20,633 square feet more or less.

BEING the same premises which Elizabeth Frick, by deed dated 04/10/2008 and recorded 06/17/2008 in Book 2336 Page 9625 conveyed to Robert Nepa and Lisa M. Frick-Nepa.

Pin #: 20630202989159
Tax Code #: 20/13b/1/99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA M. FRICK-NEPA
ROBERT NEPA**

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SALVATORE FILIPPETTO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By 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 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 9B on a plan titled 'Minor Subdivision of Lands of Steven T. Valvano and Anna Marie Valvano, husband and wife (a/k/a Lot 9, Stony Valley)', dated September 3, 2002, (last revised 09/20/02) prepared by Frank J. Smith, Jr., Inc., Professional land Surveyors of Marshalls Creek, Pa., and recorded in Plot Book 75, Page 64, bounded and described as follows, to wit:

BEGINNING at a point at or near the centerline of Center Road (T.R. 481), said point being a common corner of Lot 9A and Lot 9B, as shown on the above referenced plan;

THENCE 1.) by Lot 9A, South 18 degrees 00 minutes 35 seconds East (at 25.00 feet passing a set pin) 262.74 feet to a set pin;

THENCE 2.) by the same, South 56 degrees 23 minutes 60 seconds East 347.17 feet to a found pipe in line of lands of Mahlon Zimmerman;

THENCE 3.) by lands of said Mahlon Zimmerman, South 73 degrees 28 minutes 07 seconds West 305.05 feet to a found pipe;

THENCE 5.) by the same, North 77 degrees 07 minutes 45 seconds West 250.45 feet to a found pipe;

THENCE 6.) by lands of Edward and Helen M. Betlow, North 15 degrees 45 minutes 26 seconds West (at 194.94 feet passing a set iron pin and at 207.06 feet passing a found pipe) 219.95 feet to a point at or near the centerline of said Center Road.

THENCE 7.) in and along the centerline of said

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Center Road, North 74 degrees 14 minutes 34 seconds East 194.17 feet to a point;
THENCE 8.) in and along the same, North 71 degrees 59 minutes 25 seconds East 91.19 feet to the place of BEGINNING.

CONTAINING 3.00 Acres Gross.

TITLE TO SAID PREMISES VESTED IN Steven T. Valvano and Anna Marie Valvano, h/w, as tenants by the entireties, by Deed from Steven T. Valvano and Anna Marie Valvano, h/w, dated 05/12/2003, recorded 05/19/2003 in Book 2153, Page 7220.

TAX CODE: 08/4/2/26-18

TAX PIN: 08636101258322

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STEVEN T. VALVANO
ANNA MARIE VALVANO**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JUSTIN F. KOBESKI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8020 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at a corner in the center line of the public road (Township Road No. 624) leading from East Stroudsburg to Craigs Meadows, formerly known as the Milford Road, from which a point at the intersection of the center line of the said road with the westerly line of the lands formerly of Russell L. Mervine bears North 79° East distant 348.14 feet; thence by lands of Clifford D. Safin, et ux, South 14°20' East (at 16.50 feet passing a pipe and at 213.3 feet passing a pipe) 225.12 feet to a corner; thence by lands formerly of Lawrence M. Ross, South 73°9' West 116.52 feet to a point, corner of land formerly of John H. Teeter; thence along land formerly of Teeter, North 15°10' West 57.17 feet to land formerly of Rudolph Drop; thence along said Drop lands, North 74°50'

East 25 feet to a corner; thence along said lands formerly of Drop, North 15°10' West (at 160 feet passing a pipe) 176.5 feet to a point in the middle of the aforesaid public road; thence in and along the center line of the said road, North 74°50' East 24.02 feet to a point in center line of said road; thence still along center line of said road, North 79° East 70.66 feet to a point in the center of said road, the place of BEGINNING.

BEING part of Lot No. 8, all of Lot No. 9 and part of Lot No. 10, as shown on draft of lands of Nellie Howey, et al.

BEING THE SAME PREMISES WHICH Daniel Moyer and Tammy Moyer, husband and wife, by Deed dated 6/29/2007 and recorded 7/3/2007 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2309, Page 8407, granted and conveyed unto Gutchiston Sparrow, III.

IMPROVEMENTS: Residential property.

TAX CODE NO. 16/7/1/18

PIN #16731203341220

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GUTCHISTON SPARROW III

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8071 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot 1205, Block, Section G-III being situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within one of the following plats; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-1 of Stillwater Lake Estates, Sun Dance Stillwater Corp. dated October 18, 1968. November 28, 1968 and approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by Supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats Monroe County on April 24,

MONROE LEGAL REPORTER

1969, in Plat Book 12, Page 61; a subdivision plat drawn by L.A. Achterman, Jr. P.E., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by Supervisors of Township for Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats, Monroe County on April 24, 1969, in Plat Book 12, Page 63; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated December 28, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by Supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats Monroe County on April 24, 1969, in Plat Book 12, Page 65. Being Known As: 1205 Hemlock Drive, Pocono Summit, PA 18346

TAX CODE: 3/14E/1/34
PIN NO.: 03634502873263

TITLE TO SAID PREMISES IS VESTED IN Miroslav Toman and Magdalena Toman, husband and wife by deed from Miroslav Toman and Magdalena Toman, husband and wife dated 03/24/2003 recorded 03/31/2003 in Deed Book 2148 Page 8033. Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAGDALENA TOMAN
MIROSLAV TOMAN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8088 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, known as Lot No. 9, upon a Subdivision Plan of Laurel Park recorded October 4, 1974 in the Office for the Recording of Deeds in and for the County of Monroe in Map Book Volume 24 pages 39 through 41, inclusive.

TITLE TO SAID PREMISES VESTED IN Ronald Hart and Symantha Hart, h/w, by Deed from Davis S. Wengerd, dated 03/14/2008, recorded 02/15/2011 in Book 2382, Page 1104.

TAX CODE: 20/5A/1/29
TAX PIN: 20633302692913

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD HART
SYMANTHA HART**

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 813 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL OF THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 303 in Section E as shown and designated on Plan of Indian Mountain Lakes, Section E, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 17, 1965 and recorded May 19, 1965 at the Recorder of Deed for Monroe County in Map Book 9, Page 197.

Being Known As: Lot 303 Sect E Indian Mt Lakes nka 402 Mountain Road, Albrightsville, PA 18210

TAX CODE: 20/8B/1/16
PIN NO.: 20631120927167

TITLE TO SAID PREMISES IS VESTED IN Monty Lewis by deed from Cherokee Valley Homes, Inc., a Corporation dated 09/14/2007 recorded 09/24/2007 in Deed Book 2316 Page 8797.

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

MONTY LEWIS

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

MONROE LEGAL REPORTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8141 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

BEGINNING at a found iron pin, a corner of lands of Meadow Lake Fishing club and on line of lands of Pocono All Star Sports Resort, Inc.; thence by lands of the said Meadow Lake Fishing Club (Bearings from a former Magnetic Meridian) South sixty-five degrees twenty-seven minutes forty seconds West three hundred sixteen and eight one-hundredths feet to a pin; thence by the same South sixty-four degrees forty-eight minutes twenty seconds West two hundred forty-two and twelve one-hundredths feet to a point on the southeast side of a right of way fifty feet in width leading easterly from Legislative Route 45014, into lands of the Grantors, as shown on Plan of Land owned and developed by Eugene S. Mosier dated December 7, 1977 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat book 35, page 73; thence along the east side of the said right of way the following: (1) in a northeasterly direction, on a curve to the left having a radius of two hundred feet, one hundred forty-three and sixteen one-hundredths feet to a point of tangency; (2) North twenty-three degrees forty-seven and three one-hundredths feet to a point of curvature; (3) in a northeasterly direction, on a curve to the left having a radius of three hundred feet, one hundred seventeen and seventy-two one-hundredths feet to a point of tangency; (4) North one degree eighteen minutes thirty-one seconds East one hundred three and eighty-two one-hundredths feet to a point of curvature; (5) in a northeasterly direction, on a curve to the right having a radius of twenty-five feet, twenty-one and three one-hundredths feet to a point of reverse curvature; (6) in a northerly direction, on a curve to the left having a radius of fifty feet, ninety-four and forty-one one-hundredths feet to a point, the south-

east corner of Lot 2 on the aforesaid Plan of Land owned and developed by Eugene S. Mosier; thence by the said Lot 2 North one degree eighteen minutes thirty-one seconds East one hundred sixty-eight and eighty-four one-hundredths feet to a pin; thence by the same and by lands of Albert Smith, Jr. north forty-six degrees sixteen minutes four seconds East sixty-three and forty-six one-hundredths feet to a found stone corner on line of lands of the aforesaid Pocono All Star Sports Resort, Inc. thence by lands of the said Pocono All Star Sports Resort, Inc.; south twenty-seven degrees and twenty minutes forty-two seconds East five hundred ninety-one and sixty-four one-hundredths feet to the place of BEGINNING.

CONTAINING three and thirty-three one-thousandths (3.033) acres, more or less.

UNDER AND SUBJECT to the following covenants, conditions and restrictions:

1. No trailers, mobile homes nor buildings of which a trailer or mobile home may form a part shall be erected upon the premises or allowed to park or remain thereon. This shall not have application to a so-called travel-tailor which is the type of trailer ordinarily towed by an automobile and used for camping or other recreational purposes as distinguished from a trailer used for permanent residence.

2. No junked and unlicensed automobiles shall be allowed to remain or be kept upon said premises.

3. The premises shall not be used for any manufacturing purposes or other purposes which might constitute a nuisance in a residential community.

4. No outside toilets, shacks or unpainted outbuildings shall be erected or maintained upon the said premises.

5. No animals may be kept upon said premises except for domestic pets.

6. No more than two single family dwellings shall be erected upon the above described premises. This shall not be construed to prohibit the erection of other buildings incidental to said dwelling houses such as private garage, tool sheds, etc.

In the event the remaining lands of the Grantors of which the above-described premises are a part should be hereafter zoned for either commercial or industrial purposes, the above-mentioned restrictions shall cease, terminate and become null and void.

The cost of maintaining the above-mentioned right-of-way shall be borne equally by all parties entitled to use same exclusive, however, of the Grantors or the survivor of them.

There is further granted unto the Grantees, their heirs and assigns, in common with the Grantors, their heirs and assigns, the full, free and unrestricted right, liberty and privilege of ingress, egress, and regress over the aforementioned right-of-way as shown on the aforesaid Plan of Lots owned and developed by Eugene S. Mosier et ux leading from the above described premises to Legislative Route 45015.

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

TITLE TO SAID PREMISES VESTED IN Carmen Rosado, unmarried, by Deed from Anna Marie Shaw, executrix of the Estate of Doris M. Shaw, who died testate on the 1st Day of September 2004, dated 05/16/2005, recorded 05/20/2005 in Book 2226, Page 1254.

TAX CODE: 09/7/2/22-13

TAX PIN: 097333013847041

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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Sheriff's Sale."

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8144 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, MAY 29, 2014

AT 10:00 A.M.

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

All that certain lot, parcel, or piece of land situate in the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, being Lot 17, woodland Village at Shawnee Valley, State 1-A, 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 61, Page 220.

BEING KNOWN AS: 73 Shawnee Valley a/k/a Sky View Drive, East Stroudsburg, PA 18301

TAX CODE: 16/119342
PIN NO: 16733201394127

TITLE TO SAID PREMISES VESTED IN Maritza Fernandez by deed from Matthew E. Welch, Sr. and Isabel L. Welch, husband and wife dated 07/11/2003 recorded 07/24/2003 in deed book 2160 page 8867. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

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

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
STUART WINNEG, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8189 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN message and lot, 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 a thirty-three foot wide right-of-way, said point also being the westerly corner of Lot No. M-32; thence, along the middle of said right-of-way North thirty-nine degrees twenty-four minutes West one hundred sixty-three feet to a point; thence, South fifty degrees West one hundred sixty feet to a point, thence, South thirty-nine degrees twenty-four minutes East one hundred sixty-three feet to a point; thence, North fifty degrees East one hundred sixty feet to the place of BEGINNING.
BEING LOT NO. M-24

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 Roman Tkachenko and Olga Tkachenko, husband and wife by Deed dated September 3, 2006 and recorded October 18, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2284 Page 6037, granted and conveyed unto Naomi Guzman

TAX ID: 9/10A/1/29
PIN: 09732403222084

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8198 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, being shown and designated as Lot 603, on a certain map entitled "Major Subdivision of lands of Russell L. and Mary K. Bittenbender, Stroudsburg, PA Scale 1 inch = 100 feet, as prepared by Elam Associates, P.A., of Stroudsburg, PA and recorded in the office of the Recorder at Stroudsburg, PA in Map Book Volume

MONROE LEGAL REPORTER

70, Map 7, on January 26, 1998 and more particularly described as follows, to wit:

BEGINNING at a set iron pin, said pin being a corner common to Lots 602, 603 and 606, as shown on the above referenced subdivision plan; thence, along said Lot 606, North 21 degrees 59 minutes 32 seconds West (labeled Southeast on Plan) a distance of 92.00 feet to a set iron pin, said pin being a corner common to Lot 603 and 604 and in line of said Lot 606; thence, leaving said line of Lot 606 and along Lot 604 North 68 degrees 00 minutes 28 seconds East (labeled Southwest on Plan), a distance of 286.00 feet to a set iron pin in the westerly right of way line of Russell's Lane (TR 435) said iron pin being a corner common to Lot 603 and Lot 604 as shown on the above captioned subdivision map; thence, along said westerly right of way line of Russell's Lane (TR 435) South 21 degrees 59 minutes 32 seconds East, a distance of 94.00 feet to a set iron pin, said iron pin being the point of curve at the intersection of Russell's Lane (TR 435) and Bittenbender Drive (TR 438); thence, along said northerly right of way line of said Bittenbender Drive (TR 438) along a curve to the right having a radius of 30.00 feet an arc length of 31.42 feet to a set iron pin at a point of tangency in the westerly right of way line; thence, along the same South 38 degrees 01 minutes 00 seconds West, a distance of 221.21 feet to a set iron pin; said iron pin being a corner common to Lot 602 and Lot 603 as shown on the above captioned map; thence, along said Lot 602 North 51 degrees 48 minutes 34 seconds West (labeled Southeast on Plan) a distance of 159.70 feet to the point and place of BEGINNING.

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

Together with all tenements, hereditaments and appurtenances therein belonging or in anywise appertaining.

TITLE TO SAID PREMISES VESTED IN Jeffrey Marina and Mary Ellen Marina, his wife, by Deed from Mario Hobson-Garcia and Jennifer Zampello, h/w, dated 06/29/2007, recorded 07/18/2007 in Book 2311, Page 589.

TAX CODE: 07/92467

TAX PIN: 07628803311806

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEFFREY MARINA

MARY ELLEN MARINA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8200 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, MAY 29, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
PARCEL 1

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

Beginning at a point in the centerline of East Sherwood Drive (thirty three feet in width), said point being distant 830.13 feet on a course of South 5 degrees 40 minutes East from the point of intersection of the said centerline of East Sherwood Drive with the centerline of Lake Drive (thirty three feet in width); thence running along the said centerline of East Sherwood Drive South 5 degrees 40 minutes East 60 feet to a point; the northeast corner of Lot No. H-13; thence along the northerly line of said Lot No. H-13 South 84 degrees 20 minutes West 160 feet to a point; thence along the easterly side of a proposed six foot path North 5 degrees 40 minutes West 60 feet to a point, a pipe marking the southwest corner of Lot No. 11; thence along the southerly side of said Lot No. H-11 (at 143.5 feet passing over a pipe) North 84 degrees 20 minutes East 160 feet to the place of beginning.

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 East Sherwood Drive (thirty three feet in width), said point being distant 830.13 feet on a course of South 5 degrees 40 minutes East from the point of intersection of the said centerline of East Sherwood Drive with the centerline of Lake Drive (thirty three feet in width); thence running along the said centerline of East Sherwood Drive South 5 degrees 40 minutes East 120 feet to a point; thence by unplotted land of new 1901 Corp. the Grantor herein, of which the lot was formerly a part South 84 degrees 20 minutes West 160 feet to a point; thence along the easterly side of a proposed six foot path North 5 degrees 40 minutes West 120 feet to a point the southwest corner of Lot No. H-12; thence along the southerly side of said Lot No. H-12 North 84 degrees 20 minutes East 160 feet to the place of beginning.

Being Known As: 4289 East Sherwood Drive, Kunkletown, PA 18058

TAX CODE: 13/10/2/212

PIN NO.: 13621906286216

TITLE TO SAID PREMISES IS VESTED IN Edward B. Passno by Deed from Alaska Seaboard Partners, Limited Partners dated 10/07/2005 recorded 11/17/2005 in Deed Book 2248 Page 2665.

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

EDWARD B. PASSNO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

MONROE LEGAL REPORTER

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
STUART WINNEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 821 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Barrett**, County of Monroe, and Commonwealth of Pennsylvania, being more particularly described as follows:

BEING lot No. 19 as shown on plan of Mill Creek Estates, recorded in the office of the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book No. 44, page 51.

BEING THE SAME PREMISES which Michael Reisenwitz, by deed dated 01/18/2007 and recorded 01/29/2007 in Book 2294 Page 9878 conveyed to James Witt.

Pin #: 01-6387-04-74-1218
Tax Code #: 1/33/1/30-19

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

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8266 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground being marked and designated as Lot Number 36, Section Four as shown on "Plotting of Lake of the Pines, **Middle Smithfield Township**, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in County of Monroe and Commonwealth of Pennsylvania, in plot Book No. 17, page 59.

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 Mi Sim Paek by deed from SUNG MUN PAEK AND MI SIM PAEK, HIS WIFE, dated March 21, 2007 and recorded April 2, 2007 in Deed Book 2300, page 9104.

TAX CODE: 09/4C/4/78

TAX PIN: 09734404630605

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MI SIM PAEK**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8273 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, MAY 29, 2014
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

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, and being Lot Number 1, as shown on map entitled 'Final Plan Subdivision Plat of Colonial Glen, Middle Smithfield Township, Monroe County, Pennsylvania', prepared by Frank J. Smith Jr., Inc. Registered Surveyors, Marshall's Creek, Pennsylvania, dated March 1, 1989 (Revised April 19, 1989) and recorded in Plot Book 61, Page 224.

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

TITLE TO SAID PREMISES VESTED IN Andrew Mongiello and Patricia Mongiello, his wife, by Deed from Ronald Midwood and Rick Golden, general partners, t/s Stonhedge Development Co. and Frank J. Smith, Jr., Inc., collectively trading as Colonial Glen, dated 02/05/1993, record 02/11/1993 in Book 1872, Page 1436.

By virtue of Andrew Mongiello's death on or about 03/21/2012, his ownership interest was automatically vested in the surviving tenant by the entirety, Patricia Mongiello.

TAX CODE: 09/86580

TAX PIN: 09731500009389

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA A. MONGIELLO

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8290 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, MAY 29, 2014

AT 10:00 A.M.

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

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

BEGINNING at an iron pin on the westerly right-of-way line of a 50-foot wide street known as Pine Woods Court, said iron pin being a common corner with Lot 2 as is illustrated on a plan prepared by Martin and Robbins - Registered Surveyors titled, 'Subdivision of lanes of Susan Perry', dated 18 June 1991 and is recorded in the Monroe County Register and Recorder's Office in Plot Book Volume 63, page 211;

1) Thence, along the northerly side of said Lot 2, North 77 degrees 38 minutes 05 seconds West a distance of 281.61 feet to an iron pin in a stonerow;
2) Thence, along lands of Joseph Rustine and through a stonerow, North 09 degrees 05 minutes 10

seconds West a distance of 48.34 feet to an iron pipe in an intersection of stonerows;

3) Thence, along lands of Trout Lake Association and through a stonerow, North 70 degrees 04 minutes 41

seconds East a distance of 361.75 feet to an iron pin;

4) Thence, along the westerly side of Lot 4 of the above mentioned subdivision plan, South 19 degrees 55 minutes 19 seconds East a distance of 62.07 feet to an iron pin;

5) Thence, along the westerly side of a cul-de-sac end of Pine Woods Court, on a curve to the left having a radius of 50.00 feet and an arc length of 66.56 feet to an iron pin at a point of reverse curvature;

6) Thence, along the same, on a curve to the right having a radius of 40.00 feet and an arc length of 25.61 feet to an iron pin at a point on reverse curvature;

7) Thence, along the westerly side of 50-foot wide Pine Woods court, on a curve to the left having a radius of 230.00 feet and an arc length of 72.75 feet to an iron pin on a point of tangency;

8) Thence, along the same, South 12 degrees 21 minutes 55 seconds West a distance of 26.00 feet to the PLACE OF BEGINNING.

CONTAINING 1.000 acres in area.

UNDER AND SUBJECT to all conditions, notes and covenants as more fully set forth on the above mentioned subdivision plan.

TITLE TO SAID PREMISES VESTED IN Glenn White and Linda D. Matthews, h/w, by Deed from Jordi Perez and Maria Perez, his wife, dated 03/28/2007, recorded 04/03/2007 in Book 2301, Page 1547.

TAX CODE: 08/88428

TAX PIN: 08636100314256

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLENN WHITE

A/K/A GLENN WHITE SR

LINDA D. MATTHEWS

A/K/A LINDA D. MATTHEW

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8302 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, MAY 29, 2014

MONROE LEGAL REPORTER

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Price, County of Monroe and State of Pennsylvania marked and designated as lot number 13, section "E" as shown on "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County PA, made by Edward C. Hess, P.E., as recorded in Plot Book 9, Page 39 and revised in Plot Book 60, page 188.

Being known and numbered as 13 Lenape Drive, East Stroudsburg, PA 18301.

Being the same premises which Universal Development Corporation, by deed dated May 2, 1989 and recorded May 4, 1998 in and for Monroe County, Pennsylvania, in deed book volume 2047, page 8169, granted and conveyed unto Russell Cruel and Terry Cruel.

TAX CODE: 14/16A/2/14
PIN NO: 14730402675959

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

TERRY CRUEL A/K/A TERRY CENIA CRUEL

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8313 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel or tract of land, situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, BEING Lot No. 912 on the map or plan of Section E-V of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for said Monroe County in Plot Book No. 12 at Page No. 13, bounded and described as follows, to wit:

BEGINNING at a point in the northeasterly line of Fox Trail and at the westernmost corner of Lot No. 911; thence northwestwardly along the northeasterly line of Fox Trail by a curve to the left having a radius of 405.87 feet for an arc distance of 7.81 feet to a point; thence North 33D-30 minutes West along the northeasterly line of Fox Trail for a distance of 91.21 feet to a point; thence North 56D-30 minutes East for a distance of 200 feet to a point, the westernmost corner of Lot No. 1202; thence South 33D-30 minutes East along the southwesterly line of Lot No. 1202 for a distance of 100 feet to a point, the southern-most

corner of Lot No. 1202; thence South 34D-39 minutes-40 seconds East along part of the southwesterly line of Lot No. 1203 for a distance of 2.87 feet to a point, the northern-most corner of Lot No. 911; thence South 57D-36 minutes-10 seconds West along the northwesterly line of Lot No. 911 for a distance of 200.18 feet to a point, the place of BEGINNING.

THIS CONVEYANCE is made together with all rights and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Danielle Friel from George J. Yurecsko and Marie C. Yurecsko, husband and wife, and Paul Bahnatka and Elizabeth Ann Bahnatka, husband and wife, by Deed, dated 11/27/2002 and recorded 12/09/2002 in Book 2138 Page 9107.

TAX CODE: 19/11D/1/155

TAX PIN: 19630604749108

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8328 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, MAY 29, 2014

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of Land, situate in the Township of Stroud, County of Monroe, State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a corner in the macadam road known as "Chipperfield Drive", said corner being the Northeast corner of lands formerly of Calvin Bush; thence, along land formerly of Calvin Bush, South eighty seven degrees fifty three miutes West (crossing an iron line marker at 20.38 feet) one hundred fifty five and eight-tenths feet to an iron; thence, along other land of Howard W. Kresge and wife, North twelve degrees fifty five minutes West seventy four

MONROE LEGAL REPORTER

and twenty one-hundredths feet to an iron: thence, still by the same, North eighty six degrees thirty one minutes East (crossing an iron line marker at 128.83 feet) one hundred forty four feet to a corner in the aforesaid road: thence, in and along said Chipperfield Drive, South twenty degrees thirty nine minutes East eighty feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Troy Nonnemacher, single, by Deed from Geraldine S. Nonnemacher, widow, dated 04/30/2007, recorded 05/02/2007 in Book 2304, page 886.

TAX CODE: 17/13/1/16

PIN NO.: 17639104816705

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TROY NONNEMACHER

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8337 CIVIL 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

Being shown and designated as of No. 40 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale Being 1"=100", recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, in the Recorder's Office at Stroudsburg, Monroe County in Pennsylvania, in Plot Book Volume 17, page 69.

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

Containing 90,841 square feet, more or less.

Being Lot No. 40 on the above mentioned plan.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

PARCEL NO. 09/6D/2/35

PIN 09733402882163

Title to said premises is vested in Doris Rodriguez by deed from Martin Santiago dated July 27, 2007 and recorded July 31, 2007 in Deed Book 2312, page 3001.

Being Known As: 40 Vista Circle, East Stroudsburg,

Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DORIS RODRIGUEZ

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8351 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 22, as shown on plan entitled "Cobble Creek Estates" dated May 7, 1971, Edward C. Hess Associates, Inc. and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Volume 14, Page 85.

Being Known As: 15 Cobble Creek Drive,

Tannersville, PA 18372

TAX CODE: 12/11B/1/19

PIN NO.: 12636303349453

TITLE TO SAID PREMISES IS VESTED IN Michael Price, a single individual by Deed from We All Win, LLC, a Pennsylvania Limited Liability Company dated 11/27/2007 recorded 11/27/2007 in Deed Book 2321 Page 8990.

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

MICHAEL D. PRICE

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

MONROE LEGAL REPORTER

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN ERIC KISHBAUGH,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8372 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, MAY 29, 2014
AT 10:00 A.M.**

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

PARCEL NO. 1:

ALL THAT CERTAIN message and two certain lots, tracts, pieces or parcels of land and situate in the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point being the southwest corner of Lot No. 20, Section A, now or formerly of J.B. Hamblin, as shown on second plan of lots, Montovision Park, Mount Pocono Realty Company made by J.A. Westbrook, August, 1927, recorded in Monroe County, PA, in Plot Book Volume 2, Page 221; thence along said Hamblin Lot 20, Section A, North sixty-nine degrees thirty minutes East one hundred fifty feet on a point on the westerly side of Park Avenue; thence along the westerly side of Park Avenue South twenty degrees thirty minutes East one hundred feet to a point, being the northeasterly corner of Lot 23, Section A, on said map, now of William J. Karsa and Blanche Karsa, his wife; thence along said Karsa's Lot 23, Section A, South sixty-nine degrees thirty minutes West one hundred fifty feet to an alley being the northwesterly corner of said Lot 23; thence along said alley North twenty degrees thirty minutes West one hundred feet to the place of beginning.

Being Lots Nos. 21 and 22, Section A, as shown on said map.

PARCEL NO. 2

ALL THAT CERTAIN parcel and piece of land, being a single lot, situate in the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point, being the southwest corner of Lot No. 22, Section A, as shown on second plan of lots, Montovision Park, Mt. Pocono Realty Company made by J.A. Westbrook August, 1927, and recorded in Monroe County, Pennsylvania, in Plot Book Volume 2, Page 221; thence along said Lot No. 22, Section A, North sixty-nine degrees thirty minutes East one hundred fifty feet to a point on the westerly side of park Avenue; thence along the westerly side of Park Avenue; thence along the westerly side of Park Avenue South twenty degrees thirty minutes East fifty feet to a point, being the northeasterly cor-

ner of Lot 24, Section A, on said map; thence along said Lot 24, Section A, South sixty-nine degrees thirty minutes West one hundred fifty feet to an alley, being the northwesterly corner of said Lot 24; thence along said alley North twenty degrees thirty minutes West fifty feet to the place of beginning.

Being Known As: 410 Park Avenue, Mount Pocono, PA 18344

TAX CODE: 10/8/2/11 & 10/8/2/12-1

PIN NO.: 10635511771476 & 10635511772319

TITLE TO SAID PREMISES IS VESTED IN Robert Larsen, individually by deed from Robert Larsen and Denise Larsen, his wife dated 06/18/2001 recorded 06/29/2001 in Deed Book 2099 Page 4235.

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID NEEREN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8483 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel of place of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 136, Section No. L as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg Pennsylvania in Plat Book No. 24, Pages 7, 9 and 11.

TITLE TO SAID PREMISES VESTED IN Kelvin McElroy and Tunesia McElroy, by Deed from Robert W. Fitzsimmons and Clotilde Fitzsimmons, his wife, dated 06/22/2007, recorded 06/29/2007 in Book 2309, Page 4477.

TAX CODE: 03/9D/1/61

TAX PIN: 03635915734270

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TUNESIA MCELROY
KELVIN MCELROY**

MONROE LEGAL REPORTER

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8495 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 194, Section K, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume 24, Pages 1, 3 and 5.

TOGETHER with and Under and subject to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants as set forth in the Record Book 1517, Page 1558.

TITLE TO SAID PREMISES VESTED IN Kimberly Fort, by Deed from Veronica R. Persaud, dated 05/20/2005, recorded 05/31/2004 in Book 2227, Page 1594.

TAX CODE: 03/9E/1/52
TAX PIN: 03635920902181

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8547 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, being lot no. 7. Section Two of Pennsylvania Pines as recorded in Plot Book 71, page 236.

BEING the same premises which Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania by Corporation Deed dated March 10, 2006 and recorded March 27, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2262 Page 467, granted and conveyed unto Gordon Lee.

TAX ID: 08/91371
PIN: 08636004844532

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

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 880 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, MAY 29, 2014
AT 10:00 A.M.**

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

MONROE LEGAL REPORTER

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

BEGINNING at an iron pipe corner on the east side of the public road leading from Bonser's store to the state highway, said pipe being also a corner of lot of Mrs. Abraham Newhart, thence by the said Newhart lot North fifty four degrees West two hundred seventy-three and three-tenth feet to an iron pipe, also a corner of said Newhart lot and in line of land of Frank C. Miller; thence by land of said Frank C. Miller North thirty-four degrees five minutes East thirty and eight-tenth feet to a post; corner of lot of Grover C. Hay; thence by lots of Grover C. Hay South sixty three degrees fifty minutes East seventy three and seven-tenth feet to a post; thence still by land of Grover C. Hay North thirty-four degrees five minutes East eight and three-tenth feet to an iron pipe; thence by land South fifty-four degrees East two hundred feet to an iron pipe on the East side of the first mentioned road; thence along the East side of the first mentioned road South thirty-four degrees five minutes West fifty feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Oswaldo Mercado, Jr. and Amy L. Mercado, h/w, by Deed from Robert P. McGinnis and Theresa M. McGinnis, h/w, dated 04/21/1999, recorded 04/22/1999 in Book 2062, Page 7472.

TAX CODE: 19/9/1/9

TAX PIN: 19632504618092

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OSWALD MERCADO, JR.

AMY L. MERCADO

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8844 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate

in **Strous Township**, County of Monroe and Commonwealth of Pennsylvania, being Lot 9, Section C, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Page 105 & 109.

BEING THE SAME PREMISES which Mark D. Greaves, by deed dated 03/31/1999 and recorded 04/01/1999 in Book 2061 Page 8925 conveyed to Jack P. Caldiero Jr. and Lori A. Caldiero, husband and wife.

Pin#: 17-6392-01-16-2214

Tax Code#: 17/15D/1/11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LORI A. CALDIERO

JACK P. CALDIERO JR.

MORTGAGORS AND RECORD OWNERS

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
LISA LEE, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 897 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

Lot No. 160, Block "A", as described on a lot plan of Wigwam Lake Estates, recorded in plat book 10, page 63, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania.

BEING known and numbered as 160 Pinewood Lane, Stroudsburg, PA 18360.

BEING THE SAME PREMISES which Jessica Lynn Seitz, by deed dated April 9, 2010 and recorded April 14, 2010 in and for Monroe County, Pennsylvania, in deed book volume 2351, page 6320, granted and conveyed unto Juan A. Flores.

TAX CODE: 17/16A/1/37

PIN NO: 17638102662759

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JUAN A. FLORES

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

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Pennsylvania
JAIME R. ACKERMAN, Esquire
Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9013 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, Being Lot 7165, Section D-II, according to Plan of Emerald Lakes, recorded in the Office for Recording of deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 19, Page 173, bounded and described as follows, to wit:

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

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

TITLE TO SAID PREMISES VESTED IN Anna Dnistran, single, by Deed from Steward A. Farquhar, married, dated 05/22/2006 in Book 2268, Page 3616.
TAX CODE: 201C/1/136
TAX PIN: 20634301192010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANNA DNISTRAN

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ZACHARY JONES,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9186 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Pocono** Monroe County, Pennsylvania, being Lot or Lots No. 23, Section G, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 35 Page(s) 119, 121, 123, 124.

UNDER AND SUBJECT to the protective covenants and restrictions of Penn Estates as found in Book 2041 Page 0655.

TITLE TO SAID PREMISES VESTED IN Felicia T. Marquez and Ismael Rodriguez, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 07/20/1997, recorded 10/17/1997 in Book 2041, Page 0654.

TAX CODE: 12/117319

TAX PIN: 12638202986624

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ISMAEL RODRIGUEZ
FELICIA T. MARQUEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9472 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Jackson**, County of Monroe and State of Pennsylvania, bounded and described as fol-

MONROE LEGAL REPORTER

lows, to wit:

Being Lot Number 8 on a plan of lots entitled Final Plan for Reeders Run, as prepared by Reimer and Fisher Engineering, Inc., dated August 15, 1986, and last revised December 18, 1986, and filed in the Office of the Recorder of Deeds in and for the County of Monroe on January 7, 1987, in Plot Book Volume 59, Page 3.

For information purposes only: Property is also known as: 8 Livingston Road, Stroudsburg, PA 18360
PIN NO. 08636102868065
PARCEL ID NO. 08/4D/1/8

TITLE TO SAID PREMISES IS VESTED IN Gina T. Herring-Moore and Keith Herring, by deed from Brian F. Tims and Lucy B. Tims, her husband, dated 9/2/2004 and recorded 9/3/2004, in Book 2201, Page 2430.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GINA T. MOORE-HERRING
AND KEITH HERRING**

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

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 955 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 54, section F, as shown on a map of A Pocono Country Place, on file in the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, in Plot Book No. 19, at pages 11, 13 and 15.

UNDER AND SUBJECT to a certain Schedule of Restrictive Covenants designated as schedule 'A' as recorded in the Office of the Recorder of Deeds, Monroe County on December 12th, 1973, in Deed Book Vol. 526, at page 47.

TITLE TO SAID PREMISES VESTED IN Michael D. Castle and Deidre F. Castle, his wife, by Deed from

Jose R. Suarez and Veronica Suarez, his wife, dated 08/25/2004, recorded 09/03/2004 in Book 2201, Page 2522.

TAX CODE: 03/8C/1/15

TAX PIN: 03635811553305

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL D. CASTLE
DEIDRE F. CASTLE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9712 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT PARCEL of land in **Township of Ross**, Monroe County, State of Pennsylvania, as more fully described in deed book 2197, page 2298, ID# 15/96637, being known and designated as all that certain lot, parcel, pr piece of land situate in the Township of Ross, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 1, King Subdivision, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 74, Page 176.

Under and subject to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

Being known and numbered as Lot 1 Weir Lake Road, Saylorburg, PA 18353.

Being the same premises which Kal-Tac, Inc., a Pennsylvania Corporation, by deed dated July 22, 2004 in and for Monroe County, Pennsylvania, in deed book volume 2197, page 2298, granted and conveyed unto Richard Holcomb and Michele A. Kober-Holcomb, husband and wife.

TAX CODE: 15/96637

PIN NO.: 15624600982691

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD HOLCOMB AND
MICHELE A. KOBER-HOLCOMB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MONROE LEGAL REPORTER

JAIME R. ACKERMAN, Esquire
Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN MICHAEL KOLESNIK,
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 9715 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate lying and being in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 1815, Section J-II, Deer Run Road, AS shown on a subdivision map of Section J-II, prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, 18301, and as recorded in Monroe County Plat Book 12 at Page 87, bounded and described as follows:

BEGINNING at a point in the northwesterly line of Deer Run Road, which point is North 53 degrees 37 minutes 20 seconds East a distance of 282.38 feet from a point of intersection from the northwesterly line of Deer Run Road and the northeasterly line of Stag Run and which point is the easternmost corner of lot 1816; thence North 53 degrees 37 minutes 20 seconds East along the northwesterly line of Deer Run Road for a distance of 104 feet to a point the southernmost corner of Lot 1814; thence extending of that 104 feet width or breadth (between the northeasterly line of Lot 1816 and the southwesterly line of Lot 1814) in a length or depth northwesterly at right angles at Deer Run Road for a distance of 197 feet to the southeasterly line of Lot 1805.

TOGETHER WITH AND SUBJECT TO all the rights, privileges, easements, reservations, restrictions, terms and conditions set forth in a deed dated November 5, 1975 from Locust Lake Village, Inc., to Philip Polak and Jacqueline C. Polak, his wife and recorded in Monroe County Deed Book Volume 675 at page 8 et seq.

TITLE TO SAID PREMISES VESTED IN Ricardo Suarez, by Deed from Ricardo Suarez and Fredvella E. Suarez, dated 04/12/2002, recorded 04/24/2002 in Book 2120, page 3317.

TAX CODE: 19/11E/1/51

TAX PIN: 19630602669392

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICARDO SUAREZ

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

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

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 980 CIVIL 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, MAY 29, 2014
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Price**, County of Monroe and State of Pennsylvania, being Lot 11, Phase 2, set forth on the "Plotting of Dancing Ridge Estates, Middle Smithfield Township and Price Township, Monroe County, Pennsylvania, made by Frank J. Smith, Jr., Professional Land Surveyors", dated August 16, 2004 and in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 77, page 210.

BEING THE SAME PREMISES which LTS Development, LLC, by deed dated 11/19/2007 and recorded 12/26/2007 in Book 2323 Page 9287 conveyed to Michael P. Fiorenza and Mary Fiorenza, husband and wife, and Theresa Fiorenza, the marital unit of Michael P. Fiorenza and Mary Fiorenza, husband and wife, to hold 1/2 interest as between the said parties title shall be held as joint tenants with right of survivorship.

Pin #: 14730400694147

Tax Code #: 14/98889

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARY FIORENZA
THERESA FIORENZA
MICHAEL P. FIORENZA**

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
DAVID FEIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16

MONROE LEGAL REPORTER

PUBLIC NOTICE SHERIFF'S SALE

OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5189 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, MAY 29, 2014
AT 10:00 A.M.**

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

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

Beginning at a point in the centerline of a 14.00 foot wide access road along the south shore of Wigwam Lake, said point bears the following, two courses and distances from the northeast corner of Lot L-11; North forty-nine degrees twenty eight minutes east one hundred seventy-six and sixteen one hundredths feet to a pipe; North forty-seven degrees thirty minutes East two hundred fifty and fifty-one one hundredths feet to a point; thence still along the centerline of said fourteen and no length-foot wide access road, North forty-seven degrees thirty minutes East eighty-eight and eight one hundredths feet to a point; thence leaving said access road South fifty-one degrees twenty-five minutes East thirty-two and forty one hundredths feet to a point (at 10.55 feet passing and iron pipe); thence along a property line common to Well Lot No. 3 the following four courses and distances: South thirty-eight degrees thirty-five minutes West fifteen and no tenths feet; South fifty-one degrees twenty-five minutes East twenty-five and no tenths feet; South thirty-eight degrees thirty five minutes West four and no tenths feet; South forty five degrees forty five minutes East forty and live one hundredths feet to a point in the centerline of L.R. No. 45019, a paved road; thence along the centerline of L.R. No. 45019 South thirty eight degrees one minutes West seventy nine and sixty seven one hundredths feet to a point, also being the southeast corner of Lot L. 16; thence along the east side of Lot L-16 North forty-four degrees one minute West one hundred thirteen and eighty-two one hundredths feet (at 15.75 feet passing an iron pipe and at 101.70 feet passing an iron pipe) to the place of beginning.

Containing 8,846 square feet more or less, Being Lot No. L-17 on Lot Plan of Wigwam Lake Estates prepared by Albert E. Smith, R.S., dated October 7, 1963, revised on August 1964.

Well Lot

Beginning at an iron pipe, the northeast corner of Well Lot No. 3, said northeast corner bearing South fifty-one degrees twenty-five minutes East, distant thirty-two and forty one hundredths feet from the northeast corner of Lot No. L-17 of the grantees herein, South thirty-eight degrees thirty-five minutes West fifteen and no tenths feet to an iron pipe and South fifty-one degrees twenty five minutes East twenty-five and no tenths feet to an iron pipe; thence leaving said Lot No. L-17 of the grantees herein and along other lands of the grantors herein, Harry Snow and Lucy Snow, of which the Well Lot No. 3 was a part, North thirty eight degrees thirty five minutes East fifteen and no tenths feet to an iron pipe and North fifty one degrees twenty five minutes West twenty five and no tenths feet to the place of beginning. Containing 375.0 square feet, more or less. Being Well Lot No. 3 as shown on partial plotting of Surveyor, Preliminary Plotting No. 1 dated July 29, 1965 Drawing #108-C Together with the right to repair, replace and maintain the water pipe line to take water from the above-described Well Lot No. 3

Excepting and reserving unto other lot owners, their heirs and assigns, the right, in common with the grantee, his heirs and assigns, of ingress, egress and regress over and upon the 14 foot access road which is located, in part, upon the premises above described.

The Grantee herein, his heirs and assigns, shall have the right and privilege of ingress, regress and egress over and upon all streets and roads in the subdivision known as Wigwam Lake Estates subject to the conditions hereinafter set forth.

Lot L-17 above described, is conveyed under and subject to the right of property owners using the wells situate on Well Lots Nos. 2 & 4 to enter upon Lot No. L-17 for the purpose of effecting maintenance, repair or replacement of the water pipe line leading to the properties of the co-user of the wells

Under and subject to the restrictive covenants and conditions as set forth in Deed Book Volume 448, at Page 101

Property Parcel Number 17-6381-02-75-9761

Parcel No. 17/16A/1/10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID F. BURCH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY D. MARTIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - May 2, 9, 16