

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
No.: 8913 CV 2014
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO PA.R.C.P.3129**

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501

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

Attorney for Plaintiff
File Number: 9.33219
Nationstar Mortgage, LLC

Plaintiff,
vs.

Robert Freudig
Defendants

TAKE NOTICE:

Your house (real estate) at 6017 Boardwalk Drive, a/k/a 256 Broadwalk Drive, Tobyhanna, PA 18466 is scheduled to be sold at sheriff's sale on **March 31, 2016 at 10:00 a.m.** in the Monroe County Court-house, Stroudsburg, PA 18360 to enforce the Court Judgment of \$199,147.18 obtained by Nationstar Mortgage, LLC.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is

wrong) are filed with the Sheriff within ten (10) days after.

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

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

**Find a Lawyer Program
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
570-424-7288
PR - Jan. 1**

**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 ALBERT HERMAN MILLER, Deceased

First and Final Account by **Brian Miller**, Executor
ESTATE OF JACQUELINE M. DURR, Deceased
Late of Chestnuthill Township, Pennsylvania
First and Final Account **Michael J. Durr**, Executor
NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 1st day of February 2016, 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 - Jan. 15, Jan. 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Elnora B. Keiper**, late of Blakeslee, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned and to file a particular statement of claim duly verified by an affidavit setting forth an address where notice may be given to claimant.

**Marlin Keiper, Co-Executor
Darwin Keiper, Co-Executor
2832 Locust Ridge Road
Pocono Lake, PA 18347**

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Joan M. Rafferty**, deceased
Late of Tunkhannock Township, Monroe County
Letters of Administration C.T.A. in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address

with the County where notice may be given to Claimant.

Thomas P. Rafferty, Administrator C.T.A.

c/o

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

PR - Jan. 15, Jan. 22, Jan. 29

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of **LARUE E. CHARRON**, late of 2880 Bartonsville Avenue, Bartonsville, Monroe County, Pennsylvania 18321, deceased

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

LAMAR L. CHARRON, Executor
 P.O. Box 19
 Bartonsville, PA 18321

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

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **MARIE R. KIMBALL**, Deceased, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania

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

MARGARET A. CLIFTON, Executrix
 3671 Historic Lane
 West Palm Beach, FL. 33405
 or to:

MARYANN O. GARVEY, Esq.
 727 Monroe Street
 Stroudsburg, PA 18360

PR - Jan. 15, Jan. 22, Jan. 29

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **ROBERT ALBERT YOUNG a/k/a ROBERT A. YOUNG**, Deceased March 8, 2015, of Kunkletown, 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.

Mary Ann Fish, Executrix
 c/o David A. Martino, Esquire

Route 209, PO Box 420
 Brodheadsville, PA 18322

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

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **RONALD D. FLAD**, late of the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, DECEASED

WHEREAS, Letters of Administration in the above-named estate have been granted to Arron A. Flad, Administrator, named below.

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:

Arron A. Flad
 c/o

P. Christopher Cotturo
 Attorney-at-Law
 75 Bangor Junction Road
 Bangor, PA 18013

PR - Jan. 8, Jan. 15, Jan. 22

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **RUSSELL A. STONE**, late of Coolbaugh Township, Monroe County, PA, deceased.

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

Gerald A. Stone, Executor
 103 Bearhill Road
 Woodbury, CT 06798

C. Daniel Higgins, Jr., Esq.
 26 North Sixth Street
 Stroudsburg, PA 18360

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **Ruth S. Bensing**, also known as **Ruth Sibley Bensing**, late of Stroud Township, Monroe County, Pennsylvania.

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

Elizabeth Bensing Weekes, Executrix
 529 Sarah St.
 Stroudsburg, PA 18360

Elizabeth Bensing Weekes, Esquire
 Bensing and Weekes, LLC
 529 Sarah St.
 Stroudsburg, PA 18360

PR - Jan. 8, Jan. 15, Jan. 22

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

PR - Jan. 15, Jan. 22, Jan. 29

**PUBLIC NOTICE
ESTATE NOTICE**

GRANT OF LETTERS TESTAMENTARY cum
TESTAMENTO ANNEXO, in the Estate of **HERMANN
F. VOLLMER, a/k/a HERMANN VOLLMER**, deceased,
have been granted on the 30th day of December 2015,
to the undersigned, all persons indebted to the Estate
are requested to make payment, and all those having
claims, to present the same without delay to the
undersigned.

Nancy McDonough, Administratrix, CTA
c/o

P. Patrick Morrissey, Esq.
1318 North Fifth St.
Stroudsburg, PA 18360
570-420-1991

PR - Jan. 15, Jan. 22, Jan. 29

**PUBLIC NOTICE
FORECLOSURE**

Public notice is hereby given that by virtue of a Writ
of Execution, (Mortgage Foreclosure), issued out of
the United States District Court for the Middle District
of Pennsylvania, to me directed, I will expose and offer
for sale at public venue to the highest bidder, the real
estate situated at: 3328 Mountain Laurel Drive
f/k/a 719 Mountain Laurel Drive, East Stroudsburg,
PA 18301.

**SALE WILL BE HELD AT THE MONROE COUNTY
COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG,
PA on January 28, 2016, all the right, title and interest
of Cesar Vargas and Maria Mercado defendant(s) and
mortgagor(s) in and to the following described real
estate and property including improvements thereof.**

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

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located
in Smithfield Township, Monroe County, Pennsylvania,
and known as Estate Lot Site Number 719, as shown in
the Final Plan Phase II, Blue Mountain Lake Development,
filed of record in the Office for the Recorder of Deeds
of Monroe County, Pennsylvania in Plot Book 73 at Pages
228 and 229.

Parcel No. 16/196221

Being known as 3328 Mountain Laurel Drive f/k/a
719 Mountain Laurel Drive, East Stroudsburg, PA
18301

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A
Schedule of Distribution of Sale will be filed by the
United States Marshal with the Clerk of Court, Scranton,
PA on February 18, 2016.

Any claims or exception to said distribution must be
filed with the Clerk of Court within 10 days thereafter.
P - Jan. 8, Jan. 15, Jan. 22

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation
have been filed with the Department of State of the
Commonwealth of Pennsylvania, at Harrisburg,
Pennsylvania on Jan. 1, 2016. The corporation is
incorporated under the Pennsylvania Business Corporation
Law of 1988. The name of the corporation is
The Charcuterie Inc.

PR - Jan. 22

**PUBLIC NOTICE
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation
have been filed with the Pennsylvania Department of
State effective Dec. 7, 2015 for the purpose of
establishing a Non-Profit Corporation under the
Pennsylvania Nonprofit Corporation Law of 1988,
as amended.

The corporation is formed exclusively for charitable,
religious, educational and scientific purposes.

The name of the corporation is **Pocono Heritage
Foundation Inc.**

Geoffrey S. Worthington, Esq.
ROYLE & DURNAY
P.O. Box 536
Tannersville, PA 18372
570-620-0320
570-620-0390 (fax)

PR - Jan. 22

**PUBLIC NOTICE
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation
have been filed with the Pennsylvania Department of
State effective Dec. 18, 2015 for the purpose of
establishing a Non-Profit Corporation under the
Pennsylvania Nonprofit Corporation Law of 1988,
as amended.

The corporation is formed exclusively for charitable,
religious, educational and scientific purposes.

The name of the corporation is **C2 Care Inc.**

Geoffrey S. Worthington, Esq.
ROYLE & DURNAY
P.O. Box 536
Tannersville, PA 18372

570-620-0320

570-620-0390 (fax)

PR - Jan. 22

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA**

No. 7601 CV 2012

DEPUY HOUSE PROPERTY
OWNERS ASSOCIATION INC.

Plaintiff

vs.

VERLEE WALKER

Defendant

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

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

Your real estate at Unit 73D, Int. No. 38, DePuy Village,
Shawnee Village, Shawnee-on-Delaware, PA 18356 is
scheduled to be sold at Sheriff's sale on Feb. 25, 2016
at 10 a.m. in the Monroe County Courthouse,
Stroudsburg, PA. In the event the sale is continued,
an announcement will be made at said sale in compliance

ance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 38 in that certain piece of parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-73D on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 7, 2005 and recorded on May 5, 2005 in Record Book Volume 2224 at Page 4042 granted and conveyed unto Verlee Walker.

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

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

Monroe County Bar Association

Find a Lawyer Program
913 Main St.
Stroudsburg, PA 18360
monroebar.org
570-424-7288
PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2962 CV 14**

CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff vs. Michael A. Alejandro and
Randi M. Alejandro, Defendants

NOTICE

To: Michael A. Alejandro and Randi M. Alejandro, Defendants, whose last known address is 17 Cobble Creek Drive a/k/a 126 Cobble Creek Drive, Tannersville, PA 18372-7849.

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

TAKE NOTICE that the real estate located at 17 Cobble Creek Drive a/k/a 126 Cobble Creek Drive, Tannersville, PA 18372-7849 is scheduled to be sold at Sheriff's Sale on (date): February 25, 2016 (time): 10:00 AM (place of sale): Monroe County Courthouse, Stroudsburg, Pennsylvania, to enforce the court judgment of \$161,770.34, obtained by the judgment creditor against you. **Property Description:** Prop. sit in the Township Of Pocono, County Of Monroe. BEING prem.: at 17 Cobble Creek Drive a/k/a 126 Cobble Creek Drive, Tannersville, PA 18372-7849. Tax Parcel: #12/11B/1/100. Improvements consist of residential property. Sold as the property of Michael A. Alejandro and Randi M. Alejandro. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by 2 p.m. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at 3 p.m. on the

same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 10381-CV-2014**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

v.
DONNA M. DIBBLE and
RONALD A. DIBBLE

NOTICE TO: RONALD A. DIBBLE and DONNA M. DIBBLE

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

Being Premises: 569 TIMOTHY DRIVE a/k/a 155 BRIAN LANE, EFFORT, PA 18330

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 02/14F/1/17
TAX PIN: 02-6330-02-75-2609

Improvements consist of residential property.
Sold as the property of DONNA M. DIBBLE and RONALD A. DIBBLE

Your house (real estate) at 569 TIMOTHY DRIVE a/k/a 155 BRIAN LANE, EFFORT, PA 18330 is scheduled to be sold at the Sheriff's Sale on 3/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$235,978.77 obtained by, WELLS FARGO FINANCIAL PENNSYLVANIA, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1591-CV-2015**

LSF8 MASTER PARTICIPATION TRUST

v.
WILLIAM PEREZ and
RITA M. PEREZ

NOTICE TO: RITA M. PEREZ and WILLIAM PEREZ

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

Being Premises: 107 BESECKER DRIVE a/k/a 38 BESECKER DRIVE, EAST STROUDSBURG, PA 18302-7892

BEING IN MIDDLE SMITHFIELD TOWNSHIP, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA,
TAX CODE: 09/89059
TAX PIN: 09-7325-00-31-2595

Improvements consist of residential property.
Sold as the property of WILLIAM PEREZ and RITA M. PEREZ

Your house (real estate) at 107 BESECKER DRIVE a/k/a 38 BESECKER DRIVE, EAST STROUDSBURG, PA 18302-7892 is scheduled to be sold at the Sheriff's Sale on 3/31/2016 at 10:00 AM, at the MONROE

County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$396,566.72 obtained by, LSF8 MASTER PARTICIPATION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2062-CV-2013**

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3

Vs.

KENDRA L. FITTS

NOTICE TO: KENDRA L. FITTS

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

Being Premises: 8-E SOUTH CORTINA COURT, a/k/a 522 SOUTH CORTINA COURT, HENRYVILLE, PA 18332

Being in PRICE TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
TAX CODE: 14/8A/1/23

TAX PIN: 14-6395-03-42-7651

Improvements consist of residential property.

Sold as the property of KENDRA L. FITTS

Your house (real estate) at 8-E SOUTH CORTINA COURT, a/k/a 522 SOUTH CORTINA COURT, HENRYVILLE, PA 18332 is scheduled to be sold at the Sheriff's Sale on 03/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$275,448.39 obtained by, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND
& JONES, LLP
Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2482-CV-08**

CITIFINANCIAL SERVICES, INC.

Vs.

ESTATE OF ALICE A. FERNANDEZ, ARLENE A. FARRELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED

NOTICE TO: ARLENE A. FARRELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED

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

Being Premises: STAR ROUTE BOX 222 a/k/a LOT 9 GRASSY ROAD a/k/a LOT 9 OF TALL PINE ACRES a/k/a 162 GRASSY ROAD, KRESGEVILLE, PA 18333
TAX CODE: 13/2/1/40-37

TAX PIN: 13622700896035

Being in POLK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 13/2/1/40-37
Improvements consist of residential property.

Sold as the property of ESTATE OF ALICE A. FERNANDEZ, ARLENE A. FARRELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED

Your house (real estate) at STAR ROUTE BOX 222 a/k/a LOT 9 GRASSY ROAD a/k/a LOT 9 OF TALL PINE ACRES a/k/a 162 GRASSY ROAD, KRESGEVILLE, PA 18333 is scheduled to be sold at the Sheriff's Sale on 02/25/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$91,785.50 obtained by, CITIFINANCIAL SERVICES, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3215-CV-2013**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHL1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1

V.

JOANN ROMAN

NOTICE TO: JOANN ROMAN

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

Being Premises: 412 MOUNTAIN ROAD a/k/a 306 EAST MOUNTAIN ROAD, ALBRIGHTSVILLE, PA 18210-7766

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

TAX CODE: 20/8B/1/80

TAX PIN: 20-6321-17-02-0264

Improvements consist of residential property.

Sold as the property of JOANN ROMAN

Your house (real estate) at 412 MOUNTAIN ROAD a/k/a 306 EAST MOUNTAIN ROAD, ALBRIGHTSVILLE, PA 18210-7766 is scheduled to be sold at the Sheriff's Sale on 3/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115 to enforce the Court Judgment of \$225,546.98 obtained by, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHL1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 3801-CV-2015**

WELLS FARGO BANK, NA

vs.

MARLON L. MCINTOSH

NOTICE TO: MARLON L. MCINTOSH a/k/a
MARLON MCINTOSH

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

Being Premises: 148 BAYBERRY COURT, A/K/A 101 BAYBERRY COURT, EAST STROUDSBURG, PA 18301

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 17/15A/2/150
 TAXCODE # 17/15A/2/150
 PIN #17639201369204

Improvements consist of residential property.
 Sold as the property of MARLON L. MCINTOSH
 Your house (real estate) at 148 BAYBERRY COURT, a/k/a 101 BAYBERRY COURT, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 03/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$155,727.56 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
 NOTICE OF SHERIFF'S SALE
 IN THE COURT OF
 COMMON PLEAS
 OF MONROE COUNTY,
 PENNSYLVANIA
 NO. 5042-CV-13**

PHH MORTGAGE CORPORATION
 Vs.
 PATRICIA E. BURKE and
 RICHARD M. BURKE
 NOTICE TO: RICHARD M. BURKE a/k/a RICHARD BURKE

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

Being Premises: 9141 WILSON COURT, a/k/a 32 LOCUST LANE, TOBYHANNA, PA 18466
 Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
 TAX CODE: 03/3A/1/15-1
 TAX PIN: 03635702786228

Improvements consist of residential property.
 Sold as the property of PATRICIA E. BURKE and RICHARD M. BURKE
 Your house (real estate) at 9141 WILSON COURT, A/K/A 32 LOCUST LANE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 03/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$27,380.01 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
 NOTICE OF SHERIFF'S SALE
 IN THE COURT OF
 COMMON PLEAS
 OF MONROE COUNTY,
 PENNSYLVANIA
 NO. 9778-CV-2014**

THE BANK OF NEW YORK MELLON CORPORATION, AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2003-5

Vs.
 FREEMAN GLADD
 and DEBORAH GLADD
 NOTICE TO: FREEMAN GLADD
**NOTICE OF SHERIFF'S SALE
 OF REAL PROPERTY**

Being Premises: 2224 WINTER HILL ROAD, a/k/a 136 WINTER HILL ROAD, EFFORT, PA 18330-7740
 Being in POLK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,
 TAX CODE: 13/1/2/26
 TAX PIN: 13623903017221

Improvements consist of residential property.
 Sold as the property of FREEMAN GLADD and DEBORAH GLADD

Your house (real estate) at 2224 WINTER HILL ROAD, a/k/a 136 WINTER HILL ROAD, EFFORT, PA 18330-7740 is scheduled to be sold at the Sheriff's Sale on 03/31/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$99,868.88 obtained by, THE BANK OF NEW YORK MELLON CORPORATION, AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2003-5 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

PR - Jan. 22

**PUBLIC NOTICE
 ORGANIZATION OF
 LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about Dec. 22, 2015 for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106. The name of the Limited Liability Company is **HEAVY MACHINERY KUSTOM REPAIR, LLC.**

DAVID J. CERAUL, ESQUIRE
 22 Market Street
 Bangor, PA 18013

PR - Jan. 22

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7952 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, JAN 28, 2016
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or place of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4023 Section C2A, according to the plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 16, Page 91, bounded and described as follows to wit:
 In Plot Book Volume and Page Number according to aforementioned plan on record.

Under and subject to the following covenants, restrictions and limitations and all municipal, county and state rules and regulations, and shall be binding upon the grantees herein, their heirs, executors, successors or assigns.

1. The premises to be conveyed shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on the premises other than one detached single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
2. No dwelling or other building shall be erected or occupied on the premises without a sewage disposal installation which will meet the requirements of the Unidel Corp. , and of all public authorities for the disposal of sewage from such building.
3. Basements for installations and maintenance for utilities and drainage facilities shall be reserved over

10 ft. of the front and sides of each lot and 5 ft. of the rear of each lot.

4. All garbage and rubbish shall be disposed of off the premises and no garbage or rubbish may be buried on the premises or burned on the premises.

5. The keeping of poultry or animals other than those classified as family pets, viz., dogs, cats or one dog and one cat, shall be allowed per dwelling.

6. After construction has commenced, all exteriors of buildings shall be completed within four months of the starting date.

7. No construction shall commence without prior written approval of building and plot plans by **Unidel Corp.**, its successors and assigns, application for approval shall be made in writing and **Unidel Corp.** agrees to approve or disapprove within 15 days after submission.

8. No individual water supply system shall be permitted on any lot

Title to said premises is vested in Daniel Trouillot and Marilyn Trouillot, husband and wife, by deed from Frank J. Ott and Rosemary Ott, his wife, dated June 23, 2000 and recorded July 12, 2000 in Deed Book 2081, Page 3614.

Parcel No. 19/3G/1/149

Pin No. 19634404642694

Being Known As: 4023 Clover Road North, Long Pond, Tobyhanna, Monroe County, PA 18334

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIEL TROUILLOT

MARILYN TROUILLOT

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
JOSEPH I. FOLEY,
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 15, Jan. 22, Jan. 22

Corveleyn, Wolfe & Fareri, P.C.

By: David L. Horvath, Esq.

712 Monroe Street

P.O. Box 511

Stroudsburg, PA 18360-0511

PR - Jan. 8, Jan. 15, Jan. 22

PUBLIC NOTICE

TRUST

The Frances Wilkens Fettner Living Trust dated December 11, 1990. **Frances W. Fettner**, Deceased.

Late of Barrett Twp., Monroe County, PA. D.O.D. 11/26/15. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Jonathan M. Kopcsik, Trustee, c/o Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Phila., PA 19103-7018. Or to his Atty.: David J. Winkowski, Esq., Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355-1481.

PR - Jan. 8, Jan. 15, Jan. 22

PUBLIC NOTICE

TRUST NOTICE

IN RE: CHESTER P. APPELGET TRUST DATED FEBRUARY 9, 1999

NOTICE IS HEREBY GIVEN THAT Chester P. Appelget, Settlor of the Chester P. Appelget Trust dated February 9, 1999 departed this life on October 22, 2015.

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

JOAN PHILLIPS, co-trustee

447 Hickory Valley Road

Stroudsburg, PA 18360

RUSSELL L. APPELGET, co-trustee

17507 Rustling Aspen Lane

Houston, TX 77095

Newman, Williams, Mishkin,