

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4607 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

PHILLIP AVANZATO and  
KATHLEEN M. AVANZATO,  
Defendant(s).

TO: Phillip Avanzato and Kathleen M. Avanzato :  
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 42C, Interval No.1, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,018.86 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4624 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

BETSY ROSS ICE CREAM COMPANY,  
Defendant(s).

TO: Betsy Ross Ice Cream Company :  
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 25D, Interval Nos. 7 and 25, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$5,416.71 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4631 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

BURTON CAPLAN and  
SYLVIA CAPLAN,  
Defendant(s).

TO: Burton Caplan and Sylvia Caplan :  
The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 24B, Interval No. 32, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,175.10 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4662 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
LEIYUAN HAN and  
MEFOND LIAO,  
Defendant(s)

TO: Leiyuan Han and Mefond Liao :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 21F, Interval No. 52, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,309.36 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Tannersville, PA 18372

PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS OF MONROE  
COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4843 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
FLORENCE G. HRIBAR,  
Defendant(s).

TO: Florence G. Hribar :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 53D, Interval No. 42, of Shawnee Village Planned Residential Development, Shawnee-n-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,500.29 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Tannersville, PA 18372

PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4944 Civil 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
ROY H. PEPPER and  
CELIA M. PEPPER,  
Defendant(s).

TO: Roy H. Pepper and Celia M. Pepper :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Owners Association by virtue of your ownership of Unit 51A, Interval Nos. 3 and 4, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$7,732.33 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4973 Civil 2012**

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

**vs.  
JOHN PETERS, JR., LORETTA L. PETERS, IVAN R. PELLE and TONI R. PELLE,  
Defendant(s).**

**TO: John Peters Jr., Loretta L. Peters, Ivan R. Pelle and Toni R. Pelle :**

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 25D, Interval No. 3, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,018.86 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Royle & Durney  
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PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 4991 Civil 2012**

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

**vs.  
GO TIMESHARE, INC.,  
Defendant(s).**

**TO: Go Timeshare Inc. :**

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 30F, Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,683.20 in delinquent dues, fees

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

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 5001 Civil 2012**

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

**vs.  
JAMES P. MCCLOSKEY and  
NANCY B. MCCLOSKEY,  
Defendant(s).**

**TO: James P. McCloskey and Nancy B. McCloskey:**

The Plaintiff, Fairway House Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Owners Association by virtue of your ownership of Unit 47D, Interval No.38, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,107.72 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Fax (570) 424-8234

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

109 Hillock Court  
East Stroudsburg, PA 18302

Lara Mammana Kash, Esquire  
729 Monroe Street  
Stroudsburg, PA 18360

PR - Jan. 9

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 5271 Civil 2012**

FAIRWAY HOUSE PROPERTY  
OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

LUIS A. FACUNDO,  
Defendant(s).

TO: Luis A. Facundo :

The Plaintiff, Fairway House Property Owners Association, Inc., has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Unit 21F, Interval No.5, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,556.95 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

PR - Jan. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **BRUCE M. RACHT**, late of Jackson 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 their 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.  
Janet S. Foster, Administrator

PR - January 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Candido Ataide**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

J. Garcia /Administrator  
124 Berwick Hts. Rd.  
East Stroudsburg, PA 18301

PR - Jan. 9, Jan. 16, Jan. 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **DeAndre R. Ewin**, deceased  
Late of Tobyhanna, Monroe County

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/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.  
Lesley Owens Ewin, Administratrix  
c/o Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Offices, LLC  
P.O. Box 396  
Gouldsboro, PA 18424

PR - Jan. 9, Jan. 16, Jan. 23

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **HERMAN H. GREEN**  
Late of Hamilton Township, Monroe County, Pennsylvania.

Letters Testamentary in the above estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:  
Bruce D. Green, Executor  
913 Center Street  
Jim Thorpe, PA 18229  
or to his attorney:

James R. Nanovic, Esquire  
Nanovic Law Offices  
57 Broadway, P.O. Box 359  
Jim Thorpe, PA 18229-0359

PR - Jan. 2, Jan. 9, Jan. 16

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **JOHN B. MURRAY**, late of Stroud Township, Monroe County, Pennsylvania.

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

Executor:  
Anne Westbrook  
572 Harmony Road  
Slippery Rock, PA 16057  
Louis D. Powlette, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

PR - January 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **JOHN H. HANEY SR.**, also known as **JOHN H. HANEY**, Deceased, late of Hamilton Township, Monroe County, PA.

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 to her attorney, within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas for the Forty-Third Judicial District, 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.

**ROBERT H. HANEY**  
819 Haney Road  
Stroudsburg, PA 18360

**ROBERT N. NOTHSTEIN, Esq.**  
46 North Sixth Street  
Stroudsburg, PA 18360

PR - Dec. 26, Jan. 2, Jan. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **KALMAN J. PROST**, of Ross Township, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named Estate have been granted to the undersigned, all persons indebted to the estate are directed 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 Courts of Common Pleas of the Forty-Third Judicial District, Orphan's Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

Lisa Vitulli  
9144 Woodland Trails  
East Stroudsburg, PA 18302

Robert M. Maskrey Jr., Esquire  
27 North Sixth St.  
Stroudsburg, PA 18360  
Attorney for Estate

PR - Jan. 9, Jan. 16, Jan. 23

**PUBLIC NOTICE  
ESTATE NOTICE**

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

W. Scott Dreisbach  
c/o Scott M. Amori, Esq.  
513 Sarah St.  
Stroudsburg, PA 18360

Scott M. Amori, Esq.  
Amori & Associates, LLC  
513 Sarah Street  
Stroudsburg, PA 18360  
(570) 421-1406

PR - Dec. 26, Jan. 2, Jan. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters of Administration have been granted on the Estate of **Joan Singer**, Deceased, late of Monroe County, who died on November 29, 2014, to Patricia Crowley, Personal Representative. **Connie J. Merwine, Esquire**, 501 New Brodheads ville Blvd. N, Brodheads ville, PA 18322 is counsel. All persons having claims against the estate are requested to present them in writing within four months and all persons indebted to the estate to make payment to it in care of the attorney noted.

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

PR - Dec. 26, Jan. 2, Jan. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Charles Smith a/k/a Charles F. Smith**, Deceased, late of Monroe County, who died on Dec. 7, 2014, to **James P. Smith, Personal Representative**. **Connie J. Merwine, Esquire**, 501 New Brodheads ville Blvd. N., Brodheads ville, PA 18322 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - Dec. 26, Jan. 2, Jan. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

The Estate of **Charles A. Poaillo Jr., a/k/a Chalres A. Poaillo**, late of the Township of Pocono, Monroe County, Pennsylvania, deceased.

Letters of Administration have been granted to the undersigned, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to **Melanie Murphy-Poaillo**, or to her attorney, **George W. Westervelt Jr., Esquire**, 706 Monroe Street

P.O. Box 549  
Stroudsburg, PA 18360

PR - Jan. 2, Jan. 9, Jan. 16

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 1087-2014**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Bank of America, N.A., c/o Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, Plaintiff vs. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., David J. Cornine, Jr., Known Heir of David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Kevin Michael Cornine, Known Heir of David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Leniece Aber, Known Heir of David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Lisa Marie Weidner, Known Heir of David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Joanne Smith, Known Heir of David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Virginia Cornine a/k/a Virginia L. Cornine and David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Last Record Owner, Defendants

**TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under David Cornine a/k/a David J. Cornine a/k/a David J. Cornine, Sr., Defendant(s),** whose last known address is HC 1, Route 115, Box 1472 n/k/a 311 Corny Lane (Tunkhannock Township), Blakeslee, PA 18610

**COMPLAINT IN**

**MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has 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. 1087-2014, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, HC 1, Route 115, Box 1472 n/k/a 311 Corny Lane (Tunkhannock Township), Blakeslee, PA 18610, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, Monroe County Bar Association, 913 Main St., Stroudsburg, PA 18360; 570-424-7288. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J.**

Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren, Jordan David & Amanda Rauer, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003; 856-669-5400.  
PR - Jan. 9

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 7814 CV 2014  
NOTICE OF ACTION**

**IN MORTGAGE FORECLOSURE**

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. Andrea Lee-Stewart and Chester Stewart a/k/a Chester N. Stewart, Defendants  
**TO: Andrea Lee-Stewart, Defendant,** whose last known addresses are 263 Alpine Road, Henryville, PA 18332 and 6222 Trotter Street, Philadelphia PA 19111.

**COMPLAINT IN**

**MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has 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. 7814 CV 2014, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 263 Alpine Road, Henryville, PA 18332, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

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

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PR - Jan. 9**



**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 821 CV 2014  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Urban Financial Group, Inc., Plaintiff vs. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under John H. White and John H. White, Last Record Owner, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under John H. White, Defendant(s), whose last known address is RR 18, Box 6040 n/k/a 335 Frutchey Drive, East Stroudsburg, PA 18302.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Urban Financial Group, Inc., has 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. 821 CV 2014, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, RR 18, Box 6040 n/k/a 335 Frutchey Drive, East Stroudsburg, PA 18302, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

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

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PR - Jan. 9

**PUBLIC NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 9333 CV 2011  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Anthony Aspromonte, Jr., Last Record Owner and Cynthia Aspromonte, Individually and Known Heir of Anthony Aspromonte, Jr., Defendants

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Anthony Aspromonte, Jr., Defendant(s), whose last known address is 1252 Echo Lake Road n/k/a 279 Echo Lake Road, Tobyhanna, PA 18466.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7, c/o Ocwen Loan Servicing, LLC, has 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. 9333 CV 2011, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1252 Echo Lake Road n/k/a 279 Echo Lake Road, Tobyhanna, PA 18466, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

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

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PR - Jan. 9

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 9125-CV-2014**

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

Plaintiff

vs.

BENJAMIN MONCK, in his capacity as Heir of JOHN ROBERT MONCK, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MARTIN, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ROBERT MONCK, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ROBERT MONCK, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MARTIN, DECEASED

You are hereby notified that on November 19, 2014, Plaintiff, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS5, 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. 9125-CV-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at ROUTE 390 LOT 2 A/K/A, 2751 ROUTE 390, CANADANIS, PA 18325 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

PR - Jan. 9

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 9455-CV-14**

U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PROF-2013-M4 REMIC TRUST V

Plaintiff

vs.

KATHII ANN STAPLER, in her capacity as Administratrix of the Estate of MARC STAPLER  
KIMBERLY M. PACHECO, in her capacity as Heir of the Estate of MARC STAPLER

KEVIN STAPLER, in his capacity as Heir of the Estate of MARC STAPLER

CHRISTOPHER STAPLER, in his capacity as Heir of the Estate of MARC STAPLER

MARC MINOR, in his capacity as Heir of the Estate of MARC STAPLER

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARC STAPLER, DECEASED

Defendants

**NOTICE**

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

You are hereby notified that on November 13, 2014, Plaintiff, U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PROF-2013-M4 REMIC TRUST V, 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. 9455-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 54 BULL PINE ROAD, EAST STROUDSBURG, PA 18301-8806 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

PR - Jan. 9

**PUBLIC NOTICE  
 NOTICE OF ACTION  
 IN MORTGAGE FORECLOSURE  
 IN THE COURT  
 OF COMMON PLEAS  
 OF MONROE COUNTY, PA  
 CIVIL ACTION - LAW  
 COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 MONROE COUNTY  
 No. 9870 CV 2014**

BAYVIEW LOAN SERVICING, LLC  
 Plaintiff  
 vs.

KATHLEEN BALDASARE, in her capacity as Administratrix and Heir of the Estate of JAMES VITO BALDASARE A/K/A JAMES BALDASARE A/K/A JAMES V. BALDASARE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES VITO BALDASARE A/K/A JAMES BALDASARE A/K/A JAMES V. BALDASARE, DECEASED

Defendants  
 NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES VITO BALDASARE A/K/A JAMES BALDASARE A/K/A JAMES V. BALDASARE, DECEASED

You are hereby notified that on November 25, 2014, Plaintiff, BAYVIEW LOAN SERVICING, LLC, 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. 9870 CV 2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 106 NITTANY COURT, A/K/A 233 NITTANY COURT, MOUNT POCONO, PA 18344-1182 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

PR - Jan. 9

**PUBLIC NOTICE  
 NOTICE OF ACTION  
 IN MORTGAGE FORECLOSURE  
 IN THE COURT  
 OF COMMON PLEAS  
 OF MONROE COUNTY, PA  
 CIVIL ACTION - LAW  
 COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 MONROE COUNTY  
 No. 9445-CV-2014**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

KELLY MOORE, in her capacity as Administratrix and Heir of the Estate of BRENDA J. MOORE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA J. MOORE, DECEASED

Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA J. MOORE, DECEASED

You are hereby notified that on November 13, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 9445-CV-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 642 PENN ESTATES A/K/A, 260 SOMERSET DRIVE, EAST STROUDSBURG, PA 18301-9064 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

PR - Jan. 9

**PUBLIC NOTICE  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 8390-CV-14**

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2

Plaintiff

vs.  
ROBERT B. TAYLOR  
SERENA TAYLOR  
Defendants

**NOTICE**

To: SERENA TAYLOR and ROBERT B. TAYLOR

You are hereby notified that on October 8, 2014, Plaintiff, WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2, 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. 8390-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2 RISING MEADOW WAY, A/K/A 117 RISING MEADOW WAY, EAST STROUDSBURG, PA 18302-9826 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

PR - Jan. 9

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 523 CV 2014**

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

Plaintiff

vs.

FAUSTO ANDRADE

Defendant

**NOTICE**

To: FAUSTO ANDRADE

You are hereby notified that on January 24, 2014, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, 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. 523 CV 2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 405 BONNYVIEW LANE, COOLBAUGH, 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.

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

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

PR - Jan. 9

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF MONROE COUNTY, PA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
No. 584-CV-14**

NATIONSTAR MORTGAGE LLC

Plaintiff

vs.

CESAR M. GONZALEZ, JR A/K/A CESAR GONZALEZ THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

Defendants

**NOTICE**

To: CESAR M. GONZALEZ, JR a/k/a CESAR GONZALEZ

You are hereby notified that on January 28, 2014, Plaintiff, NATIONSTAR MORTGAGE LLC, 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. 584-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at H 470 BEAR TRAIL DRIVE A/K/A, 8452 BEAR TRAIL DRIVE, TOBYHANNA, PA 18466-3447 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date

of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

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

PR - Jan. 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 6409 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

**ALL THOSE TWO CERTAIN tracts, pieces or parcels of land situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**No. 1: BEGINNING** at a point on the South side of Scott Street, a corner also of Lot io. 11 on Map or plan hereinafter referred to; thence along the East side of Lot No. 11, South twelve degrees forty minutes East one hundred fifty-one feet to a corner on the North side of a fourteen foot alley; thence along the North side of said alley North seventy-five degrees twenty minutes East fifty feet to the Southwest corner of Lot No. 9; thence along the Western side of Lot No. 9, North twelve degrees forty minutes West, one hundred fifty-one feet to a corner on the south side of Scott Street; thence along the South side of Scott Street, South seventy-five degrees twenty minutes West fifty feet to the place of BEGINNING. Being lot No. 10 on Map or plan of lots of said Elmer Stone's Diamond Orchard Property which is recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 1, Page 99.

**No. 2: BEGINNING** at a corner, being the Southwest corner of Scott Street; thence along the West side of North Eight Street, South twelve degrees forty minutes East eighty-four and five-tenths feet to a stake; corner also of property belonging to J.L. Brewer; thence along said Brewer's land, South seventy-five degrees twenty minutes West eighty-six feet to an iron pin; thence along the same South twelve degrees forty minutes East sixty-four feet to an iron pin on the North side of a fourteen foot alley; thence along said alley South seventy-five degrees twenty minutes West fourteen feet; thence along land belonging to

William A. Weber, Jr., North twelve degrees forty minutes West one hundred fifty and five-tenths feet to the South side of Scott Street; thence along the South side of Scott Street, North seventy-six degrees eight minutes East one hundred feet to the place of BEGINNING.

BEING Monroe County Tax Parcel ID #18-3/1/6/18, Pin #18730006493637

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

**COLEMAN 805 SCOTT STREET LP**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MARK A. PRIMROSE,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 8466 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 6 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 37, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Daniel Garb and Muriel Garb, by deed dated March 12, 2009 and recorded on April 3, 2009 in Record Book Volume 2351 at Page 2197 granted and conveyed unto Callahan & Zalinsky Associates, LLC. Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273**

**An undivided (1/52) co-tenancy interest being designated as Time Period(s) 16 in that certain piece or**

parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 126, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Arthur Dionisio and Mary Dionisio, by deed dated March 9, 2009 and recorded on March 20, 2009 in Record Book Volume 2350 at Page 4638 granted and conveyed unto Callahan & Zalinsky Associates, LLC.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

**CALLAHAN & ZALINSKY ASSOCIATES LLC**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5213 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period No. 4 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-81F on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated July 18, 1994 and recorded on November 4, 1994 in Record Book Volume 1979 at page 1523, granted and conveyed unto Vicki Jo Mest.

BEING PART OF PARCEL NO. 16/3/3/3-1-81F and PIN NO. 16732102996329B81F

An undivided (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-95 on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy Hous Property Owners Association, by deed dated January 7, 1997 and recorded on January 22, 1997 in Record Book Volume 2032 at Page 8686 granted and conveyed unto Vicki Jo Mest.

BEING PART OF PARCEL NO. 16/3/3/3-1-95 and PIN NO. 16732102998355B95

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

**VICKI JO MEST**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5741 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period No. 36 in that certain piece or parcel of land, situate in the Township of Smith-

field, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-77D on a certain "Declaration Plan Phase II of Stage 1", 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 DePuy House Property Owners Association, by deed dated November 25, 2002 and recorded on December 4, 2002 in Record Book Volume 2138 at Page 4925 granted and conveyed unto Nancy Perfett.

BEING THE SAME premises which DePuy House Property Owners Association, by deed dated November 25, 2002 and recorded on December 4, 2002 in Record Book Volume 2138 at Page 4925 granted and conveyed unto Nancy Perfett.

BEING PART OF PARCEL NO. 16/3/3/3-1-77D and PIN NO. 16732102997475B77D

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

**NANCY PERFETT**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7953 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, JAN 29, 2015**

**AT 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. 42 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-116 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 Security Bank and Trust Company, Trustee, by deed dated March 10 1987 and recorded on May 11, 1987 in Record Book Volume 1552 at Page 1149 granted and conveyed unto Ronald R. Dombrowski and Patricia J. Dombrowski.

Being part of Parcel No. 16/3/3/3-1-116 and Pin No. 16733101094718B116

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

**RONALD R. DOMBROWSKI**

**AND**

**PATRICIA J. DOMBROWSKI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8480 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, JAN 29, 2015**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 37 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 78, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 14, 2005 and recorded on August 23, 2005 in Record Book Volume 2237 at Page 2203 granted and conveyed unto

Susana Diaz, Pavel Pimentel, Sagrario Pimentel, and Iviahoca M. Szczepanski.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUSANA DIAZ, PAVEL PIMENTEL, SAGRARIO PIMENTEL, IVIAHOCA M. SZCZEPANSKI**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 3256 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, JAN 29, 2015**

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

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 3 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 86, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, successor trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, trustee, by deed dated February 10, 1992 and recorded on March 25, 1992 in Record Book Volume 1820 at Page 684 granted and conveyed unto Marsha K. Miller and Doris Spencer.

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

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

**MARSHA K. MILLER  
DORIS SPENCER**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 2961 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, JAN 29, 2015**

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

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as nit No. 64, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Areas. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., as Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 76 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 25, 2001 and recorded on August 17, 2001 in Record Book Volume 2102 at Page 7424 granted and conveyed unto George N. Romain and Susan A. Romaine.

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

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

**GEORGE N. ROMAINE  
AND  
SUSAN A. ROMAINE**

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

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



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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 2914 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 19 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-122, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated January 26, 1990 and recorded on February 26, 1990 in Record Book Volume 1724 at Page 524, granted and conveyed unto Doris Latimer and Ruth Lott.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 DORIS LATIMER AND  
 RUTH LOTT**

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

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

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

less exceptions are filed within said time.

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 8726 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R89, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated July 2, 1986 and recorded on July 31, 1986 in Record Book Volume 1502 at Page 549 granted and conveyed unto William A. Hardy and Carol A. Donegan-Hardy.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 WILLIAM A. HARDY  
 CAROL A. DONEGAN-HARDY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7840 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, JAN 29, 2015  
AT 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. 22 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-131 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 27, 2005 and recorded on July 8, 2005 in Record Book Volume 2231 at Page 7673 granted and conveyed unto Lucius Bullock and Karen Bullock.**

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

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

**LUCIUS BULLOCK  
KAREN BULLOCK**

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

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

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

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 8721 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 21 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 82, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 20, 2001 and recorded on April 16, 2001 in Record Book Volume 2094 at Page 4695 and conveyed unto Marion E. Galan and Alba D. Galan.**

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

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

**MARIO E. GALAN  
ALBA D. GALAN**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8492 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 38, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4717 granted and conveyed unto Joan D. Daughtrey and Rodney O. Daughtrey.  
Being part of parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

**JOAN D. DAUGHTREY AND  
RODNEY O. DAUGHTREY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5184 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 26 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-102 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 Arun Gupta and Priti Gupta by deed dated September 11, 1996 and recorded on October 15, 1996 in Record Book Volume 2030 at Page 401 granted and conveyed unto Alfonse J. Lugano, Jr. and Denise L. Lugano.  
Being part of Parcel No. 16/3/3/3-1-102 and Pin No. 16733101090547B102

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

**ALFONSE J. LUGANO JR. AND  
DENISE L. LUGANO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2929 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-57, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 6, 2005 and recorded on May 13, 2005 in Record Book Volume 2225 at Page 3833 granted and conveyed unto George J. Pikunis and Patricia K. Pikunis.

BEING PART OF PARCEL NO. 16/2/1/1-8 and PIN NO. 16732102562122

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

**GEORGE J. PIKUNIS AND  
PATRICIA K. PIKUNIS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3265 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 30 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-148, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 29, 1996 and recorded on April 29, 1996 in Record Book Volume 2024 at page 7398, granted and conveyed unto John L. Merrick, Jr. and Harriett A. Merrick.

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

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

**JOHN L. MERRICK, JR.  
HARRIETT A. MERRICK**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2526 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) No. 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-46, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 3, 2005 and recorded on September 23, 2005 in Record Book Volume 2241 at Page 940, granted and conveyed unto Israel Medina, Jr and Kezia Arias Medina.

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

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

**ISRAEL MEDINA JR AND  
KEZIA ARIAS MEDINA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9300 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 123, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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, trustee, by deed dated January 23, 2006 and recorded on April 4, 2006 in Record Book Volume 2262 at Page 8340 granted and conveyed unto Thomas Williams and Yolonda Rogers.

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

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

**THOMAS WILLIAMS  
AND  
YOLONDA ROGERS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3716 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-115, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 7, 2005 and recorded on April 29, 2005 in Record Book Volume 2223 at Page 5892, granted and conveyed unto Paul A. Webb, Sr. and Theresa A. Webb.

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

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

**PAUL A. WEBB SR.  
AND THERESA A. WEBB**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9296 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 40, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4661 granted and conveyed unto Delton L. Walker and Yolanda M. Walker.

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

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

**DELTON L. WALKER  
YOLANDA M. WALKER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3259 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-96, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated October 18, 1991 and recorded on November 19, 1991 in Record Book Volume 1803 at Page 311, granted and conveyed unto George H. Stata and Alice M. Stata.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GEORGE H. STAT A AND  
ALICE M. STATA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 838 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 162, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, by deed dated February 28, 1989 and recorded on April 14, 1989 in Record Book Volume 1675 at Page 1643, granted and conveyed unto Edgardo Santacoloma, Mirtha Rodriguez, Jose Cordoba.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDGARDO SANTACOLOMA  
MIRTHA RODRIGUEZ AND  
JOSE CORDOBA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3682 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV72, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company by deed dated July 7, 2005 and recorded on July 22, 2005 in Record Book Volume 2233 at Page 5056 granted and conveyed unto Sandy Sanche and Ysis Lisette Gomez.

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

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

**SANDY SANCHEZ  
YSIS LISSETTE GOMEZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2893 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, JAN 29, 2015  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV145, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 30, 1998 and recorded on February 19, 1999 in Record Book Volume 2060 at Page 0794 granted and conveyed unto Miriam Lopez.

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

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

**MARIAM LOPEZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6572 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 32 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. 27B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Benjamin J. Fox and Alice J. Fox, by deed dated March 4, 2004 and recorded on March 24, 2004 in Record Book Volume 2185 at Page 1655, granted and conveyed unto John Leonessa, Denise Leonessa and Andrew R. Leonessa.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOHN LEONESSA  
DENISE LEONESSA  
AND ANDREW R. LEONESSA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2899 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-104, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 19, 1998 and recorded on July 7, 1998 in Record Book Volume 2050 at Page 4884, granted and conveyed unto Shelley M. Laforest.**

**Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SHELLEY M. LAFOREST**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2904 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-102, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust company, Trustee, by deed dated February 4, 1997 and recorded on February 12, 1997 in Record Book Volume 2033 at Page 4021, granted and conveyed unto Paul Kane.**

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2876 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV127, on a certain "Declaration Plan Phase IIB of Stage 1", River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 28, 1998 and recorded on October 1, 1998 in Record Book Volume 2054 at Page 2512 granted and conveyed unto Murielle F. Jourdain.**

Being part of Parcel Number 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MURIELLE F. JOURDAIN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2898 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, JAN 29, 2015  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-40, on a certain "Declaration Plan Phase IIB of Stage 1, of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 25, 2001 and recorded on June 6, 2001 in Record Book Volume 2097 at Page 7650, granted and conveyed unto John David Ihnat.

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

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

**JOHN DAVID IHNAT**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5753 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, JAN 29, 2015  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-92 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 Elim W. Heggs, Jr. and Eleanor G. Heggs, by deed dated June 11, 2002 and recorded on July 29, 2002 in Record Book Volume 2127 at Page 5491 granted and conveyed unto Richard and Susan Heggs.

Being part of Parcel No. 16/3/3/3-1-92 and Pin No. 16732102998568B92

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

**RICHARD HEGGS AND  
SUSAN HEGGS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2318 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 166, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 19778 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank by deed dated July 28, 2005 and recorded on November 17, 2005 in Record Book Volume 2248 at Page 3125 granted and conveyed unto Helen C. Harris and Linwood T. Long.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
HELEN C. HARRIS AND  
LINWOOD T. LONG**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2328 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-145, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Robert T. Holmes and Suzann Holmes by deed dated March 27, 1998 and recorded on June 20, 1998 in Record Book Volume 2048 at Page 9501, granted and conveyed unto Deborah A. Fuller and Frank A. Fuller, Jr.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DEBORAH A. FULLER  
FRANK A. FULLER, 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  
JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4987 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, JAN 29, 2015  
AT 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. 16 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 7B 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 Reverend Melvin A. Hoover and Rose E. Hoover by deed dated May 1, 2007 and recorded on June 7, 2007 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2307, at Page 5074, granted and conveyed unto Judith V. Cook and Sidney L. Cook.**

**Being part of Parcel No. 16/4/1/48-7B and Pin No. 16732102879833B78**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JUDITH V. COOK  
SIDNEY L. COOK**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2117 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 133, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank by deed dated June 2, 1986 and recorded on June 2, 1986 in Record Book Volume 1492 at Page 485 granted and conveyed unto F. Roger Bratby and Kathleen L. Bratby.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
F. ROGER BRATBY AND  
KATHLEEN L. BRATBY**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8076 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, JAN 29, 2015  
AT 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. 39 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. D 115 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 Security Bank and Trust Company, Trustee, by deed dated July 14, 1986 and recorded on August 22, 1986 in Record Book Volume 1506 at Page 1283 granted and conveyed unto R. Lee Benninger and Anna L. Benninger.

Being part of Parcel No. 16/3/3/3-1-115 and Pin No. 16733101092893B115

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

**R. LEE BENNINGER  
ANNA L. BENNINGER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2987 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-49, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated October 22, 1998 and recorded on March 26, 1999 in Record Book Volume 2061 at Pge 6118, granted and conveyed unto Mauro Norori.

BEING PART OF PARCEL NO. 16/2/1/1-8 and PIN NO. 16732102562122

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

**MAURO NORORI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3247 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) No. 9 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-121, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 8, 1996 and recorded on June 17, 1996 in Record Book Volume 2026 at page 3254, granted and conveyed unto Lola M. Melvin.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LOLA M. MELVIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5231 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period No. 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-88, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 DePuy House Property Owners Association, by deed dated January 11, 2010 and recorded on January 22, 2010 in Record Book Volume 2365 at Page 8661 granted and conveyed unto Tina McCain and Benny L. Turner.

BEING PART OF PARCEL NO. 16/3/3/3-1-88 and PIN NO. 16732102997621B88

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
TINA MCCAIN AND  
BENNY L. TURNER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2531 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 22 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 72, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Security Bank and Trust Company by deed dated October 22, 1980 and recorded on February 13, 1981 in Record Book Volume 1089 at Page 8 granted and conveyed unto Paul J. Malsick, Sr. and Eileen M. Malsick  
**BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354**

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

**PAUL J. MALSICK SR. AND  
EILEEN M. MALSICK**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 6540 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 5F, on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

**BEING THE SAME** premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 9, 1991 and recorded on October 29, 1991 in Record Book Volume 1800 at Page 0589, granted and conveyed unto Gilbert E. Stewart and Catherine L. Stewart.

**BEING PART OF PARCEL NO. 16/4/1/48-5F and PIN NO. 16732102879718B5F**

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

**GILBERT E. STEWART  
AND  
CATHERINE L. STEWART**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 2900 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 9 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-158, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 7, 2006 and recorded on April 13, 2006 in Record Book Volume 2264 at Page 413 granted and conveyed unto Isaac Jefferson and Cathy A. Jefferson.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ISAAC JEFFERSON AND CATHY A. JEFFERSON**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2523 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 19 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 79, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, by deed dated March 7, 2006 and recorded on April 13, 2006 in Record Book Volume 2264 at Page 64, granted and conveyed unto Mary L. Dougherty.

Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101496354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARY L. DOUGHERTY**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5161 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED** one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 52 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-88 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 State 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase 11C of Stage 1.

**BEING THE SAME** premises which Security Bank and Trust Company, Trustee, by deed dated November 6, 1978 and recorded on December 5, 1978 in Record Book Volume 915 at Page 258 granted and conveyed unto Dorothy H. Baker.

Being part of Parcel No. 16/3/3/3-1-88 and Pin No. 16732102997621B88

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

**DOROTHY H. BAKER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2132 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**AN UNDIVIDED** (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 129, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which RPM Asset Management, Inc., by deed dated July 9, 1998 and recorded on August 4, 1998 in Record Book Volume 2051 at Page 5803, granted and conveyed unto Josephine Aguirre.

Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

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

**JOSEPHINE AGUIRRE**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2984 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 5 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV77, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Ricardo Rodriguez and Marianne Rodriguez by deed dated January 30, 2001 and recorded on February 7, 2001 in Record Book Volume 2090 at Page 9904 granted and conveyed unto Monica Ortiz.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MONICA 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  
JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2982 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV107, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Patrick O'Connell and Paulene C. O'Connell by deed dated May 14, 1996 and recorded on June 6, 1996 in Record Book Volume 2026 at Page 0730 granted and conveyed unto Martin Andrew O'Connell.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MARTIN ANDREW O'CONNELL**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6620 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, JAN 29, 2015  
AT 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. 7 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. 16B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 6, 1994 and recorded on January 19, 1995 in Record Book Volume 1990 at Page 1795, granted and conveyed unto Joyce M.E. Sinapi.**

**BEING PART OF PARCEL NO. 16/4/1/48-16B and PIN NO. 16732102878931B16B**

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

**JOYCE M.E. SINAPI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8891 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**An undivided (1/52) co-tenancy interest being designated as Time Period(s) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 40, on a certain "Declaration Plan Phase IIB of State I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Ronald S. Pusloski and Janice J. Pusloski, by deed dated January 27, 2005 and recorded on February 4, 2005 in Record Book Volume 2215 at Page 4884 granted and conveyed unto Kathleen Rettano.**

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

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

**KATLEEN RETTANO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2310 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 ion that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 100, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 19778 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 Continental Bank, by deed dated May 10, 1995 and recorded on July 14, 1995 in Record Book Volume 2013 at Page 1573, granted and conveyed unto Judy C. Greene. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JUDY C. GREENE**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6738 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 2 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 11B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

**BEING THE SAME** premises which Arthur Hucker, by deed dated July 13, 1993 and recorded on July 27, 1993 in Record Book Volume 1899 at Page 1628, granted and conveyed unto Lynn H. Fitzgerald and Betty M. Fitzgerald.

Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LYNN H. FITZGERALD AND  
BETTY M. FITZGERALD**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6371 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, JAN 29, 2015  
AT 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. 38B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 4, 1984 and recorded on January 31, 1985 in Record Book Volume 1436 at Page 974, granted and conveyed unto Joseph E. Eichele and Adele B. Eichele.**

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

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

**JOSEPH E. EICHELE AND  
ADELE B. EICHELE**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6359 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, JAN 29, 2015  
AT 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. 50 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. 49D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

**BEING THE SAME premises which Arthur Hucker, by deed dated July 13, 1993 and recorded on July 27, 1993 in Record Book Volume 1899 at Page 1628, granted and conveyed unto Joseph Atkins and Grace Atkins.**

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

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

**JOSEPH ATKINS AND  
GRACE ATKINS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4840 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, JAN 29, 2015**

**AT 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. 11 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of **Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. 12B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Robert R. Nemeth and Carol A. Nemeth, by deed dated October 11, 2006 recorded on November 15, 2006 in Record Book Volume 2287 at Page 6931, granted and conveyed unto Christopher Lopez.

Being part of Parcel No. 16/4/1/48-12B and Pin No. 16732102879955B12B

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

**CHRISTOPHER LOPEZ**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 6633 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, JAN 29, 2015**

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

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

An undivided (1/52) co-tenancy interest being designated as Use Period No. 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of **Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 3A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway

House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Nicko J. Mextorf and Helen Mextorf, by deed dated July 8, 1996 and recorded on July 17, 1996 in Record Book Volume 2027 at Page 3161, granted and conveyed unto Gary J. Mextorf.

BEING PART OF PARCEL NO. 16/4/1/48-3A and PIN NO. 16732102878733B3A

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

**GARY J. MEXTORF**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 7570 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, JAN 29, 2015**

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

**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, lying situate, and bein in the Township of **Pocono**, County of Monroe and the State of Pennsylvania, being a portion of the 'whole tract' of lands as described in Deed of Conveyance between David T. Saussier, Sr. and Kathryn E. Saussier & George L. Rinker and Flora M. Rinker, dated June 23, 1957 and found in the Monroe County Courthouse located in Stroudsburg, Pennsylvania in Book of Deeds Volume 233, page 516 and c. Being also Lot 2 as shown on a map entitled 'Minor Subdivision for Robin and Tom McKinney' prepared by B.T.T. Associates, Inc. and recorded in said Courthouse in Plat Book Volume 67, page 58, said parcel being more particularly described as follows: Beginning at a pin to be set in the line of the said "Whole tract" being the common corner of Lots 1 & 2 as shown on said map; thence,

1. Leaving said whole tract and running along the common line of Lots 1 & 2 as shown on said map North 07 degrees 25 minutes 40 seconds East (passing over a pin to be set at 186.15 feet) 198.28 feet to a

point near the centerline of Babbling Brook Road (T-535) being 33 feet wide and in the line of the 'whole tract', thence running the following three course in said road the the 'whole tract' as shown on said map.

1. South 82 degrees 34 minutes 30 seconds East 116.03 feet to a point; thence,
2. South 43 degrees 51 minutes 40 seconds East 138.07 feet to a point; thence,
3. South 25 degrees 17 minutes 50 seconds East 131.50 feet to a point, being the corner of said 'Whole tract', thence;
4. Leaving said road and running along a line of the 'whole tract' north 82 degrees 49 minutes 25 seconds West (passing over a pin to be set at 15.54 feet) 294.88 feet to the point and place of beginning. Containing 0.990 gross acres (43547 aq. ft.) more or less.

Excepting out of this parcel the right of way of Babbling Brook Road, being more particularly described as follows:

Beginning at a point in said road being the terminus of the first course described above, thence running along the second, third and fourth course respectively.

1. South 82 degrees 34 minutes 20 seconds East 116.03 feet to a point, thence
2. South 43 degrees 51 minutes 40 seconds East 138.07 feet to a point; thence
3. South 25 degrees 17 minutes 50 seconds East 131.50 to a point; thence
4. running in part along the fifth course as described North 82 degrees 49 minutes 25 seconds West 15.54 feet to an iron pin to be set at the right of way line of said road, thence running along said right of way line the following 5 courses
5. North 16 degrees 26 minutes 59 seconds West 29.31 feet to a point of curvature, thence;
6. running along a curve to the left having a radius of 113.80 feet, an arc length of 44.86 feet and a central angle of 22 degrees 35 minutes 07 seconds to a point of tangent, thence
7. North 39 degrees 02 minutes 06 seconds West 124.93 feet to a point of curvature, thence;
8. running along a curve to the left having a radius of 139.98 feet an arc length of 114.21 feet and a central angle of 46 degrees 44 minutes 53 seconds to a point of tangent, thence
9. North 85 degrees 46 minutes 54 seconds West 47.03 feet to an iron pin to be set, said pin being in the first course as described above, thence
10. leaving said right of way line and running in the first course of the above described North 07 degrees 25 minutes 40 seconds East 12.12. feet to the point and place of beginning.

Containing 0.119 acres (5210 sq. ft.) more or less.  
**TITLE TO SAID PREMISES VESTED IN Robin Lou McKinney and Thomas McKinney, III, her husband, by Deed from George L. Rinker and Flora M. Rinker, h/w, dated 08/12/1995, recorded 08/15/995 in Book 2017, Page 3518.**

TAX CODE: 12/113662

TAX PIN: 12636300477649

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

**ROBIN MCKINNEY A/K/A ROBIN L. MCKINNEY A/K/A ROBIN LOU MCKINNEY THOMAS MCKINNEY 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  
 JOHN MICHAEL KOLESNIK,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 2195 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, JAN 29, 2015**

**AT 10:00 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 CERTAIN messages or tenements, lots or pieces of land, situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**NO 1. BEGINNING** at a point in the public road, a corner also of land of Charles Frauendienst, now Oliver Wilson; thence along the line of said Oliver Wilson's land, North sixty four degrees West, three hundred feet to a stake, a corner also of lands of said Oliver Wilson; thence, along said Oliver Wilson's land, North forty one degrees thirty minutes East, fifty feet to a stake; thence along lands of formerly Richard Bowles, now Lot No. 2 herein, South sixty four degrees East, three hundred feet to the middle of the public road; thence, along the middle of said public road, South forty one degrees thirty minutes West, fifty feet to the place of BEGINNING.

**NO. 2 BEGINNING** at a stake in the middle of the road known as Chipperfield Drive, said beginning point being also a corner of the above described lot; thence along the center of said Chipperfield Drive, North forty one degrees East, fifty feet to a stake in the middle of said Drive; thence by lands of Susie Papillon, and husband, of which this was formerly a part, North sixty four degrees West, three hundred feet, more or less; thence South forty one degrees thirty minutes West, fifty feet to the Northerly corner of land above described; thence along said land South, sixty four degrees East, three hundred feet, more or less, to the place of BEGINNING.

**EXCEPTING AND RESERVING** thereout and therefrom, a small piece of land along the highway taken and appropriated by the Commonwealth of Pennsylvania for highway purposes.

**BEING** the same premises which Edmund D. LaBar and Laura A. LaBar, his wife, by their Deed dated September 23, 1975 and recorded September 25, 1975, in the Office for the Recording of Deeds, &c., at Stroudsburg, Pa., in and for the County of Monroe, in Deed Book Vol. 653, Page 141, granted and conveyed unto David Lester Miller II, and Jacqueline Lee Miller, his wife, Grantors hereof, in fee.

**EXCEPTING AND RESERVING** thereout and therefrom a parcel of land containing 14,400 square feet, more or less, being the same premises which Edmund D. LaBar and Laura A. LaBar, his wife, by their deed dated June 2, 1966, and recorded in the aforesaid Re-

Recorder's Office in Deed Book Vol. 337, page 115, granted and conveyed unto Russell T. Marsh and Beverly A. Marsh, his wife, said 14,400 square feet parcel being the westerly part of Lot 30 and part of Lot 29 as shown on Plot of Lands of Richard Bowles of Stroud Township, Monroe County, Pennsylvania, prepared by Westbrook and Vose under date of April, 1916, said plan being recorded in said Recorder's Office in Map Book Vol. 3, page 149.

NO. 3 BEGINNING at a point near the center of L.R. No. 45057, said point being the northeasterly corner of other lands of David Lester Miller II, et ux., as conveyed unto them by deed of Edmund D. LaBar, et ux., dated September 23, 1975, and recorded in Deed Book Vol. 653, page 141; thence along said other lands of David Lester Miller II, et ux., N 61 degrees 50 minutes 35 seconds W 146.21 feet to an iron pipe; thence along lands intended to be conveyed by the Grantors hereof unto George R. Farry, Sr., et ux., N 30 degrees 21 minutes 00 second E (at 139.65 feet passing an iron pin) 158.99 feet to a point near the center of the said L.R. No. 45057; thence in said L.R. No. 45057, S 43 degrees 08 minutes 15 seconds W 45.91 feet to the place of BEGINNING. CONTAINING 0.218 Acres, more or less.

The parcel herein described (No. 3) shall be joined to and become part of the tracts above described, and may not be conveyed separately without prior approval of Stroud Township.

TITLE TO SAID PREMISES VESTED IN John A. Schena and Mildred Schena, his wife, by Deed from David Lester Miller, II and Jacqueline Lee Miller, his wife, dated 08/01/1983, recorded 08/01/1983 in Book 1280, Page 215.

TAX CODE: 17/14/1/54

TAX PIN: 17639102585309

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

**JOHN A. SCHENA  
MILDRED SCHENA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1661 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, JAN 29, 2015

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
PROPERTY ADDRESS: 631 Kunkletown Road, Kunkletown, PA 18058

ALL THAT CERTAIN portion of land situate in the Village of Kunkletown, Township of Eldred, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on a public road leading from Little Gap to Saylorburg, said point marking the southwest corner of land of Clark and Pearl Borger as acquired from Raymond Kresge; thence along said public road in a westerly direction 97.5 feet to a point on same, said point marking the southwest corner of land formerly owned by Erastus Borger as described in Deed Book Vol 54 page 488; thence continuing in a westerly direction crossing a 10 foot private alley to a point on the Westerly line of said alley; thence continuing along said public road in a westerly direction 30 feet to land now of Robert L Borger and Hope D. Borger; thence along said land of Robert L. Borger North 1 degree West 179.52 feet to a point on the southerly side of a private alley said point also marking the northeast corner of said land of Robert L. Borger and Hope D. Borger, as hereinbefore mentioned; thence continuing along said course North 1 degree West 16 feet to a point on the northerly line of said alley; thence South 89 degrees West 840 feet along the northerly line of the aforementioned alley to the intersection of land now or late of Allison Smith land North 4 1/2 degrees West 382.48 feet, more or less, to a point in a public road leading from Little Gap to Brodheads ville; thence along said public road and lands of the St. Matthew's Union Church, North 85 1/2 degrees East 453.75 feet to a point in said public road; thence continuing in said public road and along lands of Robert L. Borger, et al, in an easterly direction 445.5 feet, more or less, to a point in said public road, said point marking the northwest corner of lands late of Erastus Borger as recorded in Deed Book Vol. 54 page 488; thence continuing Eastwardly in said public road, 115.5 feet to a point in said public road, said point in said public road said point also marking the northwest corner of lands now or late of Willard Ziegenfus; thence in a southerly direction along the Westerly line of Willard Ziegenfus, 352.4 feet, more or less, to a point marking the northeast corner of land of Clark and Pearl Borger; thence along the Northerly line of said Clark Borger land in a Westerly direction South 86 degrees West 46 feet to a point; thence by the Westerly line of Clark Borger property, South 4 degrees East 170 feet to the place of BEGINNING.

LESS AND EXCEPTING from the above described parcel of land all those certain lots numbered 1 thru 14, as shown on "Subdivision of land of Village View Terrace, Ronald and Fern Blose, owners and developers, made by Edward C. Hess Associates, Inc. dated January 17, 1972", and recorded in the Office for the Recording of Deeds in and for the County of Monroe, Pennsylvania, in Plot Book Vol. No. 16 and 7; and LESS AND EXCEPTING that certain street or road as shown on the above mentioned Plan of Village View Terrace, known as Village View Court.

Monroe County Parcel Number: 06/7/2/16

Monroe County PIN #: 06623502765918

BEING the same premises which William F. Brown and Jo Ann Brown, husband and wife, granted and conveyed to Eastern Realty Corp., a Delaware corporation, by deed dated December 5, 2007 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2322, Page 7361

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

**EASTERN REALTY CORP. AND  
SALVATORE CELESTINO**



## TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
WILLIAM L. BYRNE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4171 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, JAN 29, 2015**

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

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

**PARCEL 1: ALL THAT CERTAIN lot or parcel of land situate in Stroud Township, County of Monroe and State of Pennsylvania bounded and described as follows, to wit:**

Beginning at a point on the Northeastly line of Edgemont Road, a common corner of Lot No. 70 and Lot No. 71 as shown on a plan titled, "Proposed Plan of Lots Northgate Estates, Inc., Stroud Township, Monroe County, Penna. "Dated June 1963, prepared by Monroe Engineering, Inc. and recorded July 15, 1965, in Plat Book Volume 10, page 99; thence by Lot No. 71 North 43 degrees 56 minutes East 150 feet to a pipe; thence by Lot No. 73 South 46 degrees 04 minutes East 85 feet to a pipe; thence by Lot No. 69 South 43 degrees 56 minutes West 150 feet to a point on the Northeastly line of Edgemont Road; thence along the Northeastly line of Edgemont Road north 46 degrees 04 minutes West 85 feet to the place of BEGINNING.

BEING Lot No. 70 as shown on the above mentioned plat of Northgate Estates, Inc.

**PARCEL 2: ALL THAT CERTAIN lot or parcel of land situate in Stroud Township, County of Monroe and State of Pennsylvania bounded and described as follows, to wit:**

BEGINNING at a point on the northeasterly line of Edgemont Road, a common corner of Lot No. 69 and Lot No. 70 as shown on a plat titled, "Proposed plan of Lots Northgate Estates, Inc. Stroud Township, Monroe County, Pa., prepared by Monroe Engineering Inc." dated June 1963 and recorded July 15, 1965, in Plot Book Volume 10, page 99; thence by lands of Harold A. Welfly (Lot 70) as recorded in Deed Book Volume 943, Page 195, of which this lot is to be joined and become inseparable part of and which cannot be

subdivided or sold separately or part there from without Township approval, North forty three degrees fifty six minutes no seconds East one hundred fifty and no one-hundredths feet to a point in the southwesterly line of Lot 73; thence by Lot 73, as shown on the aforementioned plan, South fifty six degrees four minutes no seconds east twenty five and thirty one-hundredths feet to a point; thence by Lot No. 74 South sixty nine degrees forty seven minutes thirty eight seconds East twenty one and two one-hundredths feet to a point; thence through Lot No. 69, of which this parcel was formerly a part, South forty three degrees fifty six minutes no seconds West one hundred fifty eight and Forty six one-hundredths feet to a point on the Northeastly line of Edgemont Road, thence along the northeasterly line of Edgemont Road North forty six degrees four minutes no seconds West forty four and twenty one one-hundredths feet to the place of BEGINNING.

BEING the northwesterly one-half of Lot No. 69 designated as Lot 698 on a plan titled, "Subdivision of Lot No. 69, Northgate Estates, Stroud Township, Monroe County, Pa.," dated February 12, 1981, prepared by R.K.R. Hess Associates, Stroudsburg, Pa. BEING THE SAME PREMISES which Harold A Welfly and Ruth M Welfly, his wife, by Linda S. Williamson, their attorney-in-fact, by deed dated 12/15/1995 and recorded 12/15/1995 in Book 2020 Page 9926 conveyed to Nickolaos Korovesis and Olga Korovesis, his wife.

Pin #: 17730117108058

Tax Code #: 17/5A/1/58

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**NICKOLAOS KOROVESIS**

**OLGA KOROVESIS**

**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  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 552 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, JAN 29, 2015**

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

**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 **Stroudsburg Borough**, County of Monroe, and Commonwealth of Pennsylvania, bounded, and described as follows, to wit:

**BEGINNING** seventeen feet, more or less, in front on North Tenth Street, formerly McDowell Street, by one hundred twenty feet in depth to an alley in the rear; together with the use in common with the owner of the adjoining property of an alley four feet nine inches in width along the northerly side thereof. **BEING** the northerly half of swelling house and lot and known as No. 17 North Tenth Street.

The above described premises being more fully described as follows:

**ALL THAT CERTAIN** message and lot or piece of land situate on the Norwest corner of McDowell and Church Streets in said Borough of Stroudsburg, bounded, and described as follows, to wit:

**BEGINNING** at a post on the Northwest corner of said McDowell and Church Streets, thence along the North side of said Church Street south seventy-four and one-half degrees West one hundred and twenty feet to a post and stones at an alley; thence along the East side of said alley, North fifteen and one-half degrees west, thirty four and one-half feet to the middle of an alley four feet and nine inches wide running parallel with said Church Street; thence along the middle of said alley and land of Jerome M. Heller North seventy-four and one-half degrees East one hundred and twenty feet to a post on the West side of said McDowell Street; thence along the west side of said McDowell Street South fifteen and one-half degrees East thirty-four and one-half feet to the place of **BEGINNING**.

**EXCEPTING AND RESERVING** from the above described premises; **ALL THAT CERTAIN** message and lot or piece of land situate in the Borough of Stroudsburg, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a cross cut in the concrete sidewalk at the intersection of the Westerly side of North Tenth Street with the Northerly side of Elm Street formerly Church Street; thence along the Northerly side of said Elm Street (Bearings from former Meridian) South seventy-three degrees fifty three minutes West one hundred twenty and fifty five hundredths feet to a corner on the Easterly side of an alley sixteen feet in width; thence along the Easterly side of said alley North fifteen degrees thirty minutes West sixteen and five one-hundredths feet to an iron pipe; thence by lands of Frank E. Thomas and passing through the middle of the partition wall dividing the double frame dwelling situated partly on the herein described lot and partly on lands of said Frank E. Thomas North seventy three degrees fifty three minutes East one hundred twenty and fifty five hundredths feet to a notch out in the concrete sidewalk on the Westerly side of said North Tenth Street; thence along the Westerly side of said Street South fifteen degrees thirty minutes East sixteen and five hundredths feet to the place of **BEGINNING**.

**BEING THE SAME PREMISES** which Joseph Loewenberg and Eleanor Loewenberg, husband and wife, by deed dated 08/24/2006 and recorded 08/28/2006 in Book 2278 Page 8071 conveyed to Norman K. Torres.

Pin #: 18730006388370

Tax Code #: 18-4/1/11/30

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

**NORMAN K. TORRES**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 11117 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, JAN 29, 2015**

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

**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. 40 as shown on a plan entitled, 'A Final Major Subdivision - Phase Three, The Reserve at Pond Creek, Site Plan', dated December 0-2, 2005, last revised January 30, 2006 prepared by Herbert, Rowland & Grubic, Inc., East Stroudsburg, Pa. 18301, recorded in the Monroe County Recorder's Office in Plat Book 78, Pages 204, more particularly described as follows: Beginning at an iron pin set at a common corner of Lot No. 39 and Lot No. 40 on the westerly side of Stratton Drive (50 feet R.O.W.); thence

1. Along the westerly side, passing along the arc of a circle curving to the left, having a radius of 150.00 feet, an arc distance of 84.44 feet, a chord bearing of South 52 degrees 14 minutes 40 seconds East, a chord distance of 83.33 feet to an iron pin set at a corner of Lot No. 41; thence
2. Along Lot No. 41, South 21 degrees 37 minutes 41 seconds West, passing an iron pin set at a distance of 225.01 feet, a total distance of 255. 01 feet to a corner on line of lands now or formerly of William A. Rake Jr. & Sonya E. Rake; thence
3. Along said lands now or formerly of William A. Rake Jr. & Sonya E. Rake, South 74 degrees 32 minutes 28 seconds West, a distance of 61.29 feet to an iron pin set along the easterly side of Primrose Lane (33 feet R.O.W.); thence
4. Along the easterly side, North 15 degrees 27 minutes 32 seconds West, a distance of 207.90 feet to an iron pin set at a corner of Lot No. 39; thence
5. Along Lot No. 39, North 53 degrees 52 minutes 59 seconds East, a distance of 176.52 feet to the first mentioned point and place of beginning. Containing 35,326 square feet of land. Subject to a Utility and Drainage Easement as shown on said referenced Final Major Subdivision Plan. Subject to a 30 feet Wide Temporary Construction Easement as shown on said referenced Final Major Subdivision Plan.

Subject to a 20 feet Wide Utility Easement as shown on said referenced Final Major Subdivision Plan.

Subject to a 25 feet Wide Min. Wetland Setback & Drainage Easement as shown on said referenced Final Major Subdivision Plan.

Subject to an 8.5 feet Road Widening Easement as shown on said referenced Final Major Subdivision Plan.

Subject to two (2) 20 feet Drainage, Slope and (10 feet) Utility Easement as shown on said referenced Final Major Subdivision plan.

Subject to restrictions and easements of record which may be amended from time to time.

Subject to Declaration of Covenants, Conditions and Restrictions of The Reserve at Pond Creek, a Planned Community dated April 25, 2006, recorded May 3, 2006 in Book 2266, page 3750, which may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Camille Cameron, by Deed from Toll PA IX, L.P., a Pennsylvania Limited Partnership, dated 12/11/2009, recorded 02/02/2010 in Book 2366 Page 2357.

TAX CODE: 09/98866

TAX PIN: 09733303044485

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

**CAMILLE CAMERON**

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

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

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

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 5798 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, JAN 29, 2015**

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

**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, lying and being in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEING** shown as Lot 3 on a certain map entitled 'Minor Subdivision for Richard Mondello et al.; Pocono Township, Monroe County, PA; Scale: 1 inch = 100

feet; February 1987' prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA., said map being recorded in Monroe County Plat Book Volume 60 on page 10 on January 21, 1988 and being more particularly described as follows:

**BEGINNING** at an iron pin on the northwesterly side-line of Township Road 704 (Wild Cherry Road) as shown on the above captioned map, a corner common to lots 2 and 3; thence

1) leaving said road and along said lot 2 North 58 degrees 41 minutes 13 seconds East 230.00 feet to an iron pin; thence,

2) along the same North 29 degrees 23 minutes 52 seconds East 248.17 feet to an iron pin on the southwesterly side-line of a 50 feet wide private access street shown on a certain map entitled 'Minor Subdivision Vincent Pietracatella' recorded in Monroe County Plat Book Volume 39 on page 41, a corner common to lots 2 and 3; thence

3) along the southwesterly side-line of said private access street South 62 degrees 05 minutes 19 seconds East to an iron pin, a corner common to lots 3 and 4; thence,

4) leaving said private access street and along said lot 4 South 35 degrees 17 minutes 08 seconds West 265.25 feet to an iron pin; thence,

5) along the same South 58 degrees 41 minutes 13 seconds West 290.00 feet to an iron pin on the northeasterly side-line of the aforementioned Township Road 704 (Wild Cherry Road), a corner common to lots 3 and 4, thence;

6) along the northeasterly side-line of said road North 31 degrees 18 minutes 47 seconds West 130.00 feet to the point of beginning. Containing: 1.696 acres, more or less, a copy of which is included as Exhibit 'A'.

Under and Subject to any covenants, conditions, restrictions, reservations and exceptions as contained in the record chain of title.

**BEING** the same premises which Richard A. Mondello and Jan F. Mondello, husband and wife; Anthony M. Mondello and Patricia Mondello, husband and wife; and Ronald P. Mondello and Kaity Mondello, husband and wife, by their Deed dated September 10, 1998 and Recorded September 30, 1998, in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2054, page 1906, granted and conveyed unto Joseph L. Mackey and Sandra L. Mackey, husband and wife, Grantors, hereof in fee.

Parcel Identification No: 12-6383-04-63-5791

Tax Parcel No: 12/3/2/29-6

**TITLE TO SAID PREMISES IS VESTED IN David A.**

**Barberio**, by Deed from Joseph L. Mackey and Sandra L. Mackey, h/w, dated 07/09/1999, recorded 07/15/1999 in Book 2066, page 5003.

Improvements: Residential dwelling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DAVID A. BARBERIO**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
**MARTHA E. VON ROSENSTIEL,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 2688 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, JAN 29, 2015**

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

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

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

**BEGINNING** at a post on the North side of Kinney Avenue, a corner of Lot No. 9 on the hereinafter described plotting of lots; thence along said Lot No. 9 South twenty degrees twenty minutes East one hundred thirty-four and eight-tenths feet to a post in a way or alley sixteen feet wide; thence along said sixteen foot wide alley South seventy degrees twenty minutes West fifty feet to a post, a corner of Lot No. 11; thence along said Lot No. 11, North twenty degrees twenty minutes West one hundred thirty-four feet to the North side of Kinney Avenue; thence along the North side of said Kinney Avenue, North sixty-nine degrees thirty minutes East fifty feet to the place of **BEGINNING**.

**BEING** Lot No. 10 of the second plan of lots of Montovision Park, as recorded in Monroe County Plot Book Volume 2, Page 221.

**PARCEL NO. 2: ALL THAT CERTAIN** lot or piece of land situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southerly side of Kinney Avenue, a corner of Lot No. 10 and 11, section 'U' as shown on 'Second Plan of Lots of Montovision Park' on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 2, Page 221, thence by Lot No. 10 South twenty eight degrees twenty minutes East one hundred thirty four feet to a point; thence along the northerly side of a sixteen foot alley South seventy degrees twenty minutes West forty nine feet to a point; thence by the same North forty six degrees West one hundred forty seven feet to a point; thence along the southerly side of Kinney Avenue North sixty nine degrees thirty minutes East one hundred thirteen feet to the place of **BEGINNING**.

**BEING** Lots No. 11 and No. 12, Section 'U' as shown on said 'Second plan of Lots of Montovision Park.'

**UNDER AND SUBJECT** to the specific conditions that only one single family dwelling house shall be erected upon the premises herein conveyed and that no building shall be erected within twenty feet of the southerly side of Kinney Avenue. No outbuildings of any kind or character shall be built on the said premises except a private garage. No live poultry, hogs, cattle, horses, shall be kept on the said premises.

**UNDER AND SUBJECT** to the express condition that no building or buildings or fence shall be erected within thirty feet of the northerly side of Kinney Ave-

nue, as shown on said map, this condition to refer to any porch, shade or ornamental tree.

**TITLE TO SAID PREMISES VESTED IN** Jessica M. Klingel, by Deed from Elsie Tulloch, widow, dated 01/18/2007, recorded 01/22/2007 in Book 2294, Page 2655.

**TAX CODE:** 10/8/3/26 & 10/8/3/25

**TAX PIN:** 10635512765267 & 10635512765214

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

**JESSICA M. KLINGEL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 4229 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, JAN 29, 2015**

**AT 10:00 A.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, 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 at the intersection of two thirty-three foot wide rights-of-way, said point also being the southerly corner of Lot No. 197; thence along the middle of one right-of-way South seventy-two degrees thirty two minutes East one hundred seventeen and two-tenths feet to a point; thence along the same South eighty-six degrees East seventy-five feet to a point; thence South four degrees West two hundred seventy-six and seven-tenths feet to a point; thence North eighty-nine degrees thirty minutes West one hundred forty-eight feet to a point; thence North twenty-seven degrees fifty-three minutes West two hundred thirteen and five-tenths feet to a point; in the middle of the other right-of-way; thence along the middle of said right-of-way North thirty-two degrees thirty-four minutes East one hundred fifty feet to the place of **BEGINNING**. **CONTAINING** one and forty-seven hundredths acres, more or less, being Lot No. 173.

BEING the same premises which James O'Neill and Mary E. O'Neill, by deed dated October 2, 1990 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 1753, Page 1179, granted and conveyed unto Eugene F. Wasnesky, the Grantor hereof, in fee.

TOGETHER with the right of the grantees, their heirs and assigns, the right of using in common with the grantor, his heirs and assigns a twenty-five (25) foot right-of-way leading to the public road.

ALSO EXCEPTING AND RESERVING to the grantor, his heirs and assigns, the right to traverse the premises hereinabove described with poles and wires for the purpose of supplying electricity ad telephone service, water pipe lines and other public utility service to the premises of the grantor of which the hereinabove described premises were a part.

THIS CONVEYANCE is made under and subject to the express condition that no junk, debris, tin cans, bottles, refuse, garbage or other waste shall be allowed to accumulate or remain upon the premises.

BEING TAX ID: 9/10/2/58-2

PIN: 09-7324-01-15-6237

BEING THE SAME PREMISES WHICH Eugene F. Wasnesky, by Deed dated 10/30/08 and recorded 11/4/08 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 12344, Page 4591, granted and conveyed unto Charles A.J. Halpin, III, Esquire as Administrator of the Estate of Anthony S. Roloson.

IMPROVEMENTS: Residential property.

TAX CODE NO. 9/10/2/58-2

PIN #: 09732401156237

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES A.J. HALPIN, III,  
ESQUIRE AS ADMINISTRATOR OF THE ESTATE OF

ANTHONY ROLOSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 2758 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, JAN 29, 2015**

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

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

**ALL THOSE TWO CERTAIN LOTS or pieces of land situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

No. 1: BEGINNING at an iron pipe on the Southeasterly side of Oak Lane, said iron pipe being the most Northerly corner of Lot No. 2, Section B, and also a point of reverse curvature on said Oak Lane, as shown on map marked, 'Amended and Revised Lot Plan of Oaklyn Park, Property of Vacationland Realty Company, dated July 21, 1952' thence along the Southeasterly side of said Oak Lane, on a curve to the left having a radius of 468.19 feet an arc length of 111.26 feet to an iron pipe; thence along Lot No. 4, Section B, as shown on said map, South sixty-eight degrees sixteen minutes East 167.81 feet to an iron pipe; thence along other lands of said Vacationland Realty Company, South thirty-five degrees six minutes West 149.90 feet to an iron pipe thence along said Lot No. 2, Section B, North fifty-four degrees thirty-nine minutes West 151.11 feet to the place of BEGINNING. Containing 0.478 acres, more or less. Being Lot No. 3, Section B, as shown on aforesaid map.

No. 2: BEGINNING at an iron pipe on the Easterly side of Oak Lane, said iron pipe being the most Westerly corner of Lot No. 5, Section B, as shown on map marked 'Amended and Revised Lot Plan of Oaklyn Park, Property of Vacationland Realty Company dated July 21, 1952,' thence along said Lot No. 5, Section B, (bearings from the M.M. of 1946) South seventy-six degrees forty-six minutes East 214.70 feet to an iron pipe; thence along other lands of said Vacationland Realty Company South thirty-five degrees six minutes West 143.28 feet to an iron pipe; thence along Lot No. 3, Section B, as shown on said map, North sixty-eight degrees sixteen minutes West 167.81 feet to an iron pipe; thence along the Easterly side of said Oak Lane as shown on said map, on a curve to the left having a radius of 468.19 feet an arc length of 69.46 feet to an iron pipe, a point of tangency on said Oak Lane; thence along the same, North thirteen degrees fourteen minute East 38.93 feet to the place of BEGINNING. Containing 0.551 acres, more or less.

Being Lot No. 4, Section B, as shown on aforesaid map.

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

FURTHER UNDER AND SUBJECT to any and all easements and/or rights of way which may appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Benjamin W. Deluca, a married man, from Ruthann Kukla, Executrix of the Last Will and Testament of Benjamin P. Deluca, late, by Deed, dated 12/19/2005 and recorded 12/20/2005 in Book 2252 Page 3036 Instrument #200559422.

TAX CODE: 01/15/1/22

TAX PIN: 01638701456775

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:**

**BENJAMIN W. DELUCA**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 4850 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, JAN 29, 2015**

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

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

**ALL THAT CERTAIN** one-half interest in the lots, parcels or pieces of land, situate in the Township of **Barrett**, County of Monroe and State of Pennsylvania, as more particularly described as follows:

(1) **BEGINNING** at a point in the public road leading from Canadensis to Seese Hill, said point being a corner of lot nor or formerly of John Brush; thence along said road South 88 degrees 15 minutes West 90.5 feet to a point in said road; thence along land now or formerly of Gifford of which this parcel was a part; thence North 08 degrees 15 minutes West 174 feet to an iron pipe under a fence; thence by the same and along said fence, North 83 degrees 10 minutes 131 feet to an "X" on a red rock; thence by a lot now or formerly of John Brush South 04 degrees 35 minutes West 185 feet to the place of beginning.

(2) **BEGINNING** at an "X" on a red rock which is a corner of lands now or formerly of John Brush and other lands now or formerly of Stewart S. Brush (bearings from Magnetic Meridian of 1949) South 85 degrees 36 minutes West 88.55 feet to an iron pipe; thence by lands now or formerly of Charles William Brush 00 degrees 06 minutes West (at 127.85 feet passing a pipe) 139.3 feet to a point in the middle of Hornet Hill Run; thence up the middle of Hornet Hill Run and by other lands now or formerly of Jacob M. Brush of which this lot was formerly a part; thence North 64 degrees 50 minutes East 98 feet to a point; thence by other lands now or formerly of Jacob M. Brush South 00 degrees 06 minutes East (at 44.7 feet passing a pipe) 174 feet to the place of beginning.

(3) **BEGINNING** at a corner in Upper Seese Hill Road, the Southeasterly corner of the lot of which this lot is

a part; thence along the said Upper Seese Hill Road South 79 degrees 52 minutes West 36.47 feet to a point; thence by lands now or formerly of William H. Brush North 08 degrees 31 minutes West 185.5 feet to a Point; thence by lands formerly of Jacob Brush North 85 degrees 07 minutes East 41.25 feet to a pipe thence by lands now or formerly of Stewart S. Brush South 07 degrees 01 minutes East (at 159.25 feet to the place of beginning.

BEING known as P.O. Box 745, Upper Seese Hill Road, Canadensis, PA 18325

BEING THE SAME PREMISES which Millicent C Haley, by her Attorney-in-Fact Albert E Haley, by deed dated 10/24/2005 and recorded 02/22/2006 in Book 2258 Page 5415 conveyed to Albert Haley.

Pin #: 01638804931222

Tax Code #: 01/22/1/17

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

**DENISE GERUM, SOLELY IN HER CAPACITY AS HEIR OF ALBERT E. HALEY, DECEASED  
 ALBERT HALEY, SOLELY IN HIS CAPACITY AS HEIR OF ALBERT E. HALEY, DECEASED  
 MORTGAGOR(S) AND  
 RECORD OWNER(S)**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 SALVATORE FILIPPELLO,  
 ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 11566 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, JAN 29, 2015**

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

**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 **Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at an iron pin in a corner of lands now or formerly of Margaret J. Setzer as recorded in Deed Book Volume 1233, Page 259, and from which an iron pipe bears South 00°46'40" East 528.00 feet; thence along lands of Setzer South 00°46'40" East 52.99 feet



to an iron pin in the Westerly side of a certain 33 foot wide road known as Sawmill Road (T-227); thence leaving lands of Setzer and along said road South 05°39'30" West 53.19 feet to an iron pin at a point of curvature; thence along the same curve to the left having a radius of 484.14 feet for an arc length of 51.71 feet, chord bearing a distance being South 02°35'53" West 51.69 feet to an iron pin at the point of tangency; thence along the same South 00°27'43" East 81.61 feet to an iron pin at a point of curvature, said iron pin being the intersection of the Westerly edge of Sawmill Road with the Northerly edge of a certain 33 foot wide road known as Smiley Lane (T-225); thence leaving Sawmill Road and along Smiley Lane on a curve to the right having a radius of 30.00 feet for an arc length of 44.17 feet, chord bearing and distance being North 41°42'52" East 40.29 feet to an iron pin at a point of tangency; thence along the same South 83°53'27" West 128.63 feet to an iron pin in the corner of Lot 2 as shown on a certain map entitled "Subdivision of Lands: Chadford Commons" as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 61, page 65; thence leaving said road and along Lot 2 North 06°06'33" West 288.97 feet to an iron pin in lands of the aforementioned Setzer; thence leaving Lot 2 and along lands of Setzer South 88°40'45" East 191.72 feet to the place of beginning.

Bearing are bade on a Magnetic Meridian of 1987 as per survey by George Fetch, Jr., PLS in April 1987.

Being Lot 1 as shown on aforementioned map.

Under and subject to all easements, rights-of-way, covenants, conditions, restrictions and reservations which may be found in the chain of title.

Having erected thereon a dwelling known as 101 Smiley Lane, Stroudsburg, PA 18360.

Parcel No. 07/86150

Pin No. 07627900169987

Being the same premises which Jerome G. Hudson and Kathleen E. Hudson, husband and wife by deed dated 06/10/09 and recorded on 09/29/09 in the Recorder of Deeds Office in and for Monroe County, Pennsylvania in Instrument No. 200915693, granted and conveyed unto Jerold T. Hart.

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

**JEROLD T. HART**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8151 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, JAN 29, 2015**

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

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

**ALL THAT CERTAIN piece or parcel of land situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, SAID LOT BEING KNOWN AS PROPOSED Lot 65 as shown on a map entitled "Preliminary/Final Subdivision Plan, Woodwind Estates existing remaining lands, setbacks existing Lots 26, 27 & 28, Stroud Township, Monroe County, PA", prepared by Niclaus Engineering Corporation, dated November 2003, revised through 7/14/04 filed at the Monroe County Courthouse in Plat Book 76, page 180, said Lot 65 being bounded and described as follows, to wit:**

**BEGINNING** at an iron pin to be set on the northerly right-of-way line of Wedgewood Lake Drive said pin being the southwest corner of proposed Lot 65 as shown on the above mentioned filed map; thence,

1. Along proposed Lot 64 North six (06) degrees zero (00) minutes forty (40) seconds West three hundred thirty-five and fort-two one-hundredths (335.42) feet to an iron pin to be set in line of lands now or formerly of Charlotte Driebe; thence,

2. Along lands now or formerly of Charlotte Driebe North eighty-three (83) degrees fifty-nine (59) minutes fifteen (15) seconds East ninety-seven and zero one-hundredths (97.00) feet to an iron pin to be set; thence

3. Along Lot 45 South seven (07) degrees fifty-two (52) minutes twenty-four (24) seconds East two hundred ninety-four and fifty-six one-hundredths (294.56) feet to an iron pin to be set; thence,

4. Along the same South six (06) degrees forty-nine (49) minutes forty. (40) seconds West sixty and zero one-hundredths (60.00) feet to an iron pin to be set on the northerly right-of-way line of Wedgewood Lake Drive; thence,

5. Along the northerly right-of-way line of Wedgewood Lake Drive North eight (93) degrees two (91) minutes twenty-one (21) seconds West fifty and zero one-hundredths (950.00) feet to a concrete monument to be set at a point of curvature; thence,

6. Along the same on a curve to the left with a radius of two hundred seventy-five and zero one-hundredths (275.00) feet, an arc length of forty-four and ninety-nine and one-hundredths (44.99) feet and a central angle of nine (09) degrees twenty-two (22) minutes twenty-two (22) seconds to the POINT OF BEGINNING.

**BEING THE SAME PREMISES** which Gerald B. Gay, by deed dated 12/08/2004 and recorded 12/08/2004 in Book 2210 Page 521 conveyed to Xiaoyi Sun and Yan Mao, husband and wife.

Pin #: 17639102864751

Tax Code #: 17/93891

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

**YAN MAO**

**XIAOYI SUN**

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

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



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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**SALVATORE FILIPPELLO, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 8381 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

**BEGINNING** at an iron on the Northeasterly line of Mountainside Drive, said iron being the most southerly corner of a Lot 8 as shown on map entitled "Plotting II, Hidden Hills at Cherry Valley, dated 10 February 1989 and revised January 1990; thence along Lot 8, No 45 degrees 51'35" E (a radial line to the fourth hereinafter described curve), 512.30 feet to an iron in line of lands now or ate of Vintage Homes, Inc., as shown on said map; thence along said lands now or late of Vintage Homes, Inc., S 34 degrees 00'12" E, 471.61 feet to an iron on the northerly line of Hillcrest Drive; thence along the northerly line of Hillcrest Drive, S 55 degrees 59'48" W, 116.24 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 50 feet and an arc length of 34.96 feet to an iron a point of tangency; thence along the same o a curve to the left having a radius of 350 feet and an arc length of 76.89 feet to an iron, a point of reverse curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet and an arc length of 49.89 feet to an iron, a point of reverse curvature on the northerly line of Mountainside Drive; thence along the northerly line of Mountainside Drive on a curve to the left having a radius of 175 feet and an arc length of 58.24 feet to the place of **BEGINNING**.

**UNDER and SUBJECT** to a slope easement adjacent to the northerly line of Hillcrest Drive and the northerly Line of Mountainside Drive as shown on said map. **TOGETHER WITH and UNDER AND SUBJECT** to all the rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions contains in former deeds in the chain of title.  
**CONTAINING** 3.625 acres, more or less.

Parcel number 17/119975  
 Pin Number 17731000202855  
 BEING Lot No. 7 as shown on said map.  
 Title to said premises is vested in Robert W. Leach by deed from Russell Nohejl and Linda Nohejl, his wife dated October 10, 2001 and recorded October 11, 2001 in Deed Book 21106, Page 2420.  
 Being Known As: 7 Hidden Hill @ Cherry Valley, Stroudsburg, Stroud, Monroe County, PA 18360  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROBERT W. LEACH  
 UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 8631 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, JAN 29, 2015  
 AT 10:00 A.M.**

**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. 1022 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 2002 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associates Inc. East Stroudsburg, PA and recorded May 22, 2003 in Plat Book 75 Pages 74 through 81, more particularly described as follows:

Beginning at a common corner of Lots No. 1021 and 1022 on the southwesterly side of Spyglass Court (50' R.O.W.); thence

1. Along the southwesterly side, passing along an arc of a circle curving to the left, having a radius of 210.00 feet to a corner of Lot No. 23; thence
2. Along Lot No. 23, South 28 degrees 11 minutes 30 seconds West, a distance of 192.39 feet to a corner;

thence

3. North 34 degrees 08 minutes 24 seconds West, a distance of 180.36 feet to a corner of Lot No. 1021; thence

4. Along Lot No. 1021, North 54 degrees 49 minutes 03 seconds East, a distance of 146.43 feet to the first mentioned point and place of beginning.

Containing 21, 892 square feet or 0.50 acres of land.

Subject to a 30' wide drainage easement as shown on said referenced final land development plan.

Subject to a twenty foot wide drainage, slope and utility easements shall be provided along all road right of ways, except as shown on aforesaid referenced final land development plan.

Subject to a ten foot wide drainage and utility easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced final land development plan.

Being known and numbered as 1022 Spyglass Court, Middle Smithfield Twp., PA 18335.

Being the same premises which Toll PA IV, L.P., by deed dated August 8, 2005 and recorded August 15, 2005 in and for the Monroe County, Pennsylvania, in Deed Book Volume 2236, Page 1455, granted and conveyed unto Anthony C. Spencer and Evalina C. Irish-Spencer, husband and wife, as tenants by the entirety.

TAX CODE: 09/96883

PIN NO.: 09733403112006

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**EVALINA C. IRISH-SPENCER**

**ANTHONY C. SPENCER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOEL A. ACKERMAN,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 6850 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, JAN 29, 2015**

**AT 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 lots or parcels of land in the Sub-division known as Birch Acres, located in Smithfield Township, Monroe County, Pennsylvania, as set forth on the plans of Lots entitled "Map of Birch Acres Subdivision", situated in Craigs Meadows, recorded on September 10, 1981 in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania in Plot Book 47, Page 77, to wit: Lots No. 18 and 19 in Block P.

Tax ID# 16/7C/1/85

Pin Number 16731202775443

Pursuant to the above referenced Deeds, the said Lots No. 18 and 19 were merged into one parcel for taxing purposes and cannot be separately conveyed without prior express approval of the municipality, as provided by law.

**PARCEL NO. 2**

ALL THOSE CERTAIN lots or parcels of land in the Subdivision known as Birch Acres, located in Smithfield Township, Monroe County, Pennsylvania, as set forth on the plan of Lots entitled "Map of Birch Acres Subdivision", situated in Craigs Meadows, recorded on September 10, 1981 in the office for the recording of Deeds at Stroudsburg, Pennsylvania in Plot Book 47, Page 77, to wit: Lots No. 20, 21, 22 and 23 in Block P.

Tax ID# 16/7C/1/82

Pin Number 16731202773590

Pursuant to the above referenced Deed, the said Lots No. 20, 21, 22 and 23 were merged into one parcel for taxing purposes and cannot be separately conveyed without prior express approval of municipality, as provided by law.

UNDER AND SUBJECT to any and all covenants, conditions, easements, exceptions, reservations, restrictions, rights of ways, of record as set forth in the chain of title.

Title to said premises is vested in Peter Sawyer and Dorothy Sawyer, husband and wife and Dorothy T. Ponczek and by Deed from PETER SAWYER AND DOROTHY SAWYER, HUSBAND AND WIFE dated June 15, 2007 and recorded June 18, 2007 in Deed Book 2308, Page 3638.

Being Known As: 180 Linda Lane, East Stroudsburg, Smithfield Township, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**DOROTHY SAWYER**

**DOROTHY T. PONCZEK**

**PETER SAWYER**

**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

MARC S. WEISBERG, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 5357 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 with improvements situate in the **Township of Pocono**, County of Monroe Commonwealth of Pennsylvania, bounded and described with bearings from the Magnetic Meridian of 1938,as follows, to wit:

**BEGINNING** at an iron in the middle of the macadam road leading from Tannersville to Henryville;

**THENCE** along the middle of said road North eighty-nine degrees thirty-seven minutes East one hundred nine and three-tenths feet to an iron;

**THENCE** by land of the Grantors, of which this was a part, and along the West die of a private road South eight degrees thirty minutes West five hundred sixty-five and five-tenths feet to a rock oak tree;

**THENCE** still by land of the Grantors North eighty-six degrees thirty-three minutes West three hundred ninety-nine feet to an iron in line of the Moreno lot;

**THENCE** by the Moreno lots and by land of the Grantors North three degrees twenty-three minutes East two hundred fifty-eight feet to an iron;

**THENCE** by land of the Grantors South eight-five degrees fifty-four minutes East three hundred sixteen and seven-tenths feet to an iron;

**THENCE** by the same North eight degrees East three hundred one and eight-tenths feet to the place of **BEGINNING**. **CONTAINING 3.15 acres, more or less.**

Less and except that portion of the property conveyed to Paul E. Cocuzza and Melissa Cocuzza on August 7, 1996, in Deed Book 2028, Page 1609.

**UNDER AND SUBJECT** to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

**BEING** the same premises which Mary F. Cocuzza and Angela M. Cocuzza, by Deed dated November 26, 2007 and recorded on December 19, 2007 in Monroe County Recorder of Deeds office in Deed Book Volume 2323, page 5599, granted and conveyed to Marl El Kasas, daughter and sister.

The property identification number of the above described parcel 12-6373=02-76-6643  
Tax Code: 12/6/2/19

This property is improved with a residence.  
Address: RR1 Box 1680, Henryville, PA 18332

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

**MARY EL KASAS A/K/A  
MARY EL KASAS VOLNEY  
A/K/A MARY VOLNEY**

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

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

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 T. SHOEMAKER,  
ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4116 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, JAN 29, 2015  
AT 10:00 A.M.**

**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, or parcel of ground situate in the **Township of Stroud**, county of Monroe and state of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southern edge of a forty (40) foot road known as Oak Ridge Lane, being also a corner of lot # 19; thence, along the southern edge of Oak Ridge land and the northern edge of a ten (10) foot public utility easement, south thirty-nine (39) degrees thirteen (13) feet east for one hundred eighty-seven and nineteen onehundredths feet (187.19) feet to a point; thence, along the same on a curve to the right with a radius of thirty (30) feet for forty-eight and ninety-eight one-hundredths feet (48.98 feet) to a point on the western edge of a forty (40) foot road known as Werkheiser lane; thence, along the western edge of Werkheiser land and the eastern edge of the ten (10) foot public utility easement, south fifty-four (54) degrees twenty (20) feet west for sixty-eight and nine one-hundredths (68.09 feet) to a point, being also a corner of lot #7; thence, along lot #7; north fifty (50) degrees fifty-nine (59) feet west for one hundred sixty and eighty-seven one-hundredths feet (160.87 feet) to a point, being also a corner of lot #19; thence, along lot #19, north twenty-eight (28) degrees six (06) feet east for one hundred forty-three and seventy-three one-hundredths feet (143.73) to the point of beginning.

**ABOVE** lot described contains 0.507 acres.

**ABOVE** lot no. 20, 'Stroud Park Estates', recorded in the office for the recording of deeds, etc, in and for Monroe County, Pennsylvania, in plot book 10, page 135.

**TOGETHER** with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in Deed Book 334, page 759; Deed Book 1844, page 771 and the chain of title.

**TITLE TO SAID PREMISES VESTED IN** Guang-Jiang Wu, by Deed from Peter A. Herstek and Marianne Cannell, dated 09/04/2008, recorded 09/10/2008 in Book 2341, Page 7755.

**TAX CODE:** 17/13A/1/22  
**TAX PIN:** 17639103404439

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

**GUANJIANG WU**

## TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 3188 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, JAN 29, 2015**

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

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

ALL that certain lot, parcel or piece of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Northerly right-of-way line of L.R. No. 45001 said iron is also the Southwest corner of Lot No. 20 as shown on map entitled "Country View Acres dated 18 December 1967"; thence in a Westerly direction on a curve to the right, having a radius of 325.00 feet, an arc length of 64.38 feet to the point of tangency; thence still along the Northerly right-of-way of L.R. No. 45001, in part passing partially through the hereinafter described P.P. & L. Co. right-of-way South 76° 01' 00" West 290.89 feet to an iron on the Northerly right-of-way line and in said P.P. & L. Co. right-of-way; thence along lands now or formerly of GeraldSmith and leaving said P.P. & L. Co. right-of-way North 01° 51' 00" East 370.65 feet to an iron, said iron being the Northeastery corner of land now or formerly of Gerald Smith Land, also a corner of Lot No. 11 as shown on said map; thence along Lot Nos. 11 and 12 and recrossing said P.P. & L. Co. right-of-way, North 77° 43' 35" East 184.61 feet to a corner, said corner being the Northwest corner of Lot No. 20 as shown on said map; thence along Lot No. 20, South 25° 20' 00" East 351.60 feet to the place of beginning.

CONTAINING 2.38 acres, more or less.

BEING Lot No. 21 as shown on the map entitled "Country View Acres, Franklin Logenbach, et ux, Eldred Township, Monroe County, PA, 18 December 1967" as recorded in the Office for the Recording of deeds in Monroe County, Pennsylvania in Plot Book 11, Page 109.

HAVING been erected thereon a dwelling known as

396 A Kunkletown Road (aka 301 Kunkletown Road), Kunkletown, PA 18058.

PARCEL NO. 6/8/11-36. Pin No. 06623503045419.

BEING the same premises which Dalw A. Greenzweig, Bruce M. Gowe and Dale Greenzweig, Jr., by Deed dated 07/06/2007 and recorded 08/13/2007 in the Recorder's Office of Monroe County, Pennsylvania, Deed Book Volume 2313, Page 4910, Instrument No. 200730764, granted and conveyed unto Michael R. Wallace, individual, as sole owner.

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

**MICHAEL R. WALLACE**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 8703 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, JAN 29, 2015**

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

**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, piece or tract of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING shown and designated as Lot 10 on a certain map entitled "Final Plan of Lots; Raymond C. Boyer, et al., Middle Smithfield Township, Monroe County, Pa.; Scale: 1 inch = 100 feet; August, 1973", as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plat Book Vol. 21, Page 47, and being more particularly described as follows:

BEGINNING at an iron pipe on the northwesterly side of Boyer Road, as shown on the above-captioned map, said point being a corner common to Lots 10 and 11; thence, (1) along said road, South fifty-five degrees thirty-seven minutes twenty seconds West 170.23 feet to an iron pipe, a corner common to Lots 9 and 10; thence (2) leaving said road and along said Lot 9, North thirty-four degrees twenty-two minutes forty seconds West 371.37 feet to an iron pipe on the southeasterly side of an 18 foot wide private roadway; thence (3) along said private roadway, North

forty-five degrees eighteen minutes six seconds East 186.15 feet to an iron pipe, a corner common to Lot 10 and lands of Lester K. Fish, et ux.; thence (4) along lands of said Fish, South twenty-six degrees fifty-seven minutes twenty-nine seconds East 100.00 feet to an iron pipe, a corner common to Lots 10, 11 and lands of said Fish; thence (5) along said Lot 11, South thirty-four degrees twenty-two minutes forty seconds East 305.56 feet to the point of BEGINNING.

CONTAINING 1.526 acres, more or less.

**TITLE TO SAID PREMISES IS VESTED IN** Richard E. Rinker and Bridget Lynn Dougherty, as joint tenants with the right of survivorship, by Deed from Helen Mary Pladek, dated 01/13/1997, recorded 01/14/1997 in Book 2032, page 6873.

By virtue of the death of Richard E. Rinker on 03/18/2012, Bridget Lynn Dougherty became the sole owner of the mortgaged premises as surviving joint tenant with the right of survivorship.

TAX CODE: 09/10/4/12

TAX PIN: 09732404525102

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

**BRIDGET LYNN DOUGHERTY**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JONATHAN LOBB,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 892 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot 603 block Section C being situated and located in **Tobyhanna Township**, Monroe County, Pennsylvania, and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr. P.E. of East Stroudsburg, Pennsylvania, known and described as "Section C, Stillwater Lake Estates, Inc. dated July 2, 1960" and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August,

1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania known as Section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 16, 1968, and approved by supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the office for the recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book II, page 131. Said lot having a frontage on Wintergreen Lane of 100 feet and rear line of 100 feet, easterly side line of 200 feet and westerly side line of 200 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

Being the same premises which Pocono Summit Volunteer Fire Company by its Deed dated May 16, 2007 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2306, page 714 granted and conveyed unto JMS Development Corp, the Grantor herein.

Title to said Premises vested in Michael Cuomo and Margaret Cuomo, husband and wife by Deed from JMS Development Corp., A Pennsylvania Corporation dated 02/13/2008 and recorded 03/11/2008 in the Monroe County Recorder of Deeds in Book 2328, page 8971.

Being known as 603 Wintergreen Lane, Pocono Summit, PA 18346

Tax Parcel Number: 19/4C/1/84

Tax Pin Number: 19634504825785

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

**MARGARET CUOMO**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ROBERT W. WILLIAMS,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 7267 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**



ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract or piece of land, situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 340, Birch Brier Estates, Section 10, recorded in Plot Book Volume 60 Page 430, being described as follows, to wit: Beginning at an iron on the northerly side of Lower Mountain Drive, being also a corner of Lot No. 339 Birch Brier Estates, Section Ten; thence along the northerly side of Lower Mountain Drive south 74 degrees 27 minutes 18 seconds west (magnetic Meridian) for 153 feet to an iron, a corner of Lot No. 341 Birch Brier Estates Section Ten; thence along Lot No. 341, north 15 degrees 32 minutes 42 seconds west for 687.90 feet to an iron in line of Lot No. 27, Birch Brier Estates, Section One; thence along Lot No. 27 and 28, north 79 degrees 5 minutes 47 seconds east 153.50 feet to an iron, a corner of lands of Marketing Technology, Inc.; thence along lands of Marketing Technology, Inc. and Lot No. 339 Birch Brier Estates, Section Ten, south 15 degrees 32 minutes 42 seconds east for 675.48 feet to the place of beginning. Parcel: 02/86615

Being the same premises which Bawol Cabiri and Efun Cabiri, by deed dated 12/17/2005 and recorded 12/20/2005 in book 2252 page 1924, granted and conveyed unto Steven Monk, single, in fee.

Also being the same premises which Todd A. Marin, Sheriff of Monroe County by deed dated 3/31/2011 and recorded 4/29/2011 in Monroe County in Record Book Volume 2386 Page 70 conveyed unto Federal National Mortgage Association, in fee.

Parcel/Folio #02/86615

Title to said Premises vested in Daniel Bayles by Deed from Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in fact, Phelan Hallinan & Schmieg, by Power of Attorney recorded on 01/14/2009 Bk 2347 Pg 4318 Inst No 200901047, dated 10/13/2011 and recorded 10/26/2011 in the Monroe County Recorder of Deeds in Book 2393, page 1426.

Being known as 340 Lower Mountain Drive, Effort, PA 18330

Tax Parcel Number: 2/86615

Tax Pin Number: 02633000083643

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

**DANIEL BAYLES**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**DANIEL BAYLES,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4658 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, JAN 29, 2015**

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

**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. 23B, as shown on the final plan of the minor subdivision of El-Do Lake, Section A and B, as recorded in File Number 58-68 in the Recorder of Deeds in and for the County of Monroe, located along the southerly side of twenty (20) feet wide Pin Oak 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 the southerly side of twenty (20) feet wide, Pin Oak Lane; said pin also marking the northeast corner of lot no. 22B; thence extending along the easterly side of Lot No. 22B, south (01) degree fifty-nine (59) minutes west one hundred fifty (150.00) feet to an iron pin; thence extending along the northerly side of Lot No. 9, section B, Poplar Lane, property now or late of Elwood H. Beers and Dorothy M. Beers, his wife, south eighty-five (85) degrees (33) minutes east one hundred (100.00) feet to an iron pin; thence extending along the westerly side of lot no. 24B, north one (010) degree fifty-nine (59) minutes east one hundred fifty (150.00) feet to an iron pin on the southerly side of Pin Oak Lane; thence extending along the southerly side of Pin Oak Lane; thence extending along the southerly side of Pin Oak Lane, north eighty-five (85) degrees thirty-three (33) minutes west one hundred (100.00) feet to the place of beginning.

Under and subject to restrictions as of record.

Lot 23B is also known as Lot 10B, in El-Do Lakes.

Being known as: RR1 Box 1771 Pin Oak Lane n/k/a 10 Pin Oak Lane, (Polk Township), Kunkletown, PA 18058

TAX CODE: 13/11A/2/22

PIN NO.: 13621901179450

**TITLE TO SAID PREMISES IS VESTED IN Regen E.**

Thor Straten and Rachel A. Thor Straten, husband and wife by deed from Regen E. Thorstaten, also known as Regen E. Thor Straten dated 03/24/2005 recorded 04/06/2005 in deed book 2221 page 3010.

Having been erected thereon a single family dwelling.

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

**RACHEL THOR STRATEN A/K/A**

**RACHEL A. THOR STRATEN**

**REGEN THOR STRATEN A/K/A**

**REGEN E. THOR STRATEN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**HARRY B. REESE, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 3603 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, JAN 29, 2015  
 AT 10:00 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 parcels of land situate in **Chestnuthill Township**, Monroe County, Pennsylvania, bounded and described as followed, to wit:

Lot No. 28A: BEGINNING at a p[oint on the south side of Weir Lake Road, said point being North 67 degrees 38 minutes 44 seconds East 181.27 feet from the southeast corner of Weir Lake Road and Oak Lane; thence along the south side of Oak Lane North 67 degrees 38 minutes 44 seconds East 60.00 feet to a point; thence along the line between Lot #28A and Lot #29A South 22 degrees 21 minutes 16 seconds East 84.00 feet to a point; thence along line of land now or late of the Weir Lake Development Company South 61 degrees 56 minutes 05 seconds West 60.30 feet to a point; thence along the line between Lot #28A and Lot #27A North 22 degrees 21 minutes 16 seconds West 90.00 feet to the place of BEGINNING. Containing 5,217 square feet of land.

Lot No. 34A: BEGINNING at a point on the north side of Oak Lane, said point being the following two (2) courses and distances from the northeast corner of Weir Lake Road and Oak Lane (1) North 74 degrees 02 minutes 23 seconds East 47.92 feet to a point; (2) North 67 degrees 38 minutes 44 seconds East 128.86 feet to a point; thence along the line between Lot #34A and Lot #33A North 5 degrees 00 minutes West 118.45 feet to a point; thence along line of land now or late of Neil Ruddy North 85 degrees 00 minutes East 60.00 feet to a point; thence along the line between Lot #34A and Lot #35A South 5 degrees 00 minutes East 99.70 feet to a point; thence along the north side of Oak Lane South 67 degrees 38 minutes 44 seconds West 62.86 feet to the place of BEGINNING. Containing 6,545 square feet of land.

**TITLE TO SAID PREMISES IS VESTED IN** Faruk Gjonbalig, by Deed from Robert J. Jackowski, executor of the Estate of Catherine C. Jackowski, dated 10/10/2002, recorded 10/15/2002 in Book 2134, Page 442.

TAX CODE: 2/9D/1/11  
 TAX PIN: 0262481837211  
 TAX CODE: 2/9D/1/5  
 TAX PIN: 02624818316371

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

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 2093 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, JAN 29, 2015  
 AT 10:00 A.M.**

**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 partly in the Township of Pocono and partly in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner, a corner of the overall tract, of which this lot was formerly a part; thence along lands, now or formerly, of Lucy Ann Butler south 85 degrees 15 minutes west 1056 feet, more or less, to a corner; thence by the same south 5 degrees 43 minutes east 565 feet, more or less, to an x-cut on a rock; thence along lands, now or formerly, of Emily L. Smyth south 77 degrees 05 minutes west 1428.5 feet to a corner in the road leading to other lands, now or formerly, of Emily L. Smyth; thence in and along said road north 32 degrees 05 minutes east 78.5 feet to a point; thence by the same north 9 degrees 31 minutes east 80.8 feet to a point; thence by the same north 7 degrees 26 minutes west 303.0 feet to a point; thence along lands, now or formerly, of William C. Asher north 82 degrees 10 minutes east 813.4 feet to a corner; thence by the same north 35 degrees 00 minutes east 724.2 feet to a corner, thence by the same north 77 degrees 49 minutes east 124.8 feet to a corner; thence by the same north 54 degrees 41 minutes east 81.2 feet to a corner; thence by the same north 82 degrees 07 minutes east 133.2 feet to a corner; thence by the same north 42 degrees 47 minutes east 84.6 feet to a corner; thence by the same north 30 degrees 29 minutes east 97.6 feet to a corner; thence along said other lands of Emily L. Smyth north 82 degrees 10 minutes east 687.2 feet to a stone corner; thence along lands, now or formerly, of Brodhead Forest & Stream Association south four degrees 45 minutes east 508.8 feet to the place of beginning.

**TITLE TO SAID PREMISES VESTED IN** Kurt M. Disbrow and Concetta Disbrow, h/w, by Deed from Kurt M. Disbrow, dated 02/15/2007, recorded 03/28/2007



in Book 2300, Page 52199.

TAX CODE: 12/1/10-2

TAX PIN: 12639300387898

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

**KURT M. DISBROW**

**CONCETTA DISBROW**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 11236 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, JAN 29, 2015**

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

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, designated as Lot #16 on a plan of lots entitled "Tall Pine Acres", bounded and described as follows, to wit:

**BEGINNING** at an iron pin in the Southerly edge of Fawn Circle, said pin also marking the Southeast corner of Lot #15; thence along the Southerly edge of said Fawn Circle on a curve to the left having a radius of 195.00 feet, a distance of 167.65 feet to an iron pin; thence, along Lot #17, South twenty-four degrees twenty-one minutes forty-one seconds East (S 24 degrees 21' 41" E) one-hundred sixty-seven and eighty-one hundredths (167.81) feet to an iron pin; thence, partly along land now of formerly of Richard Smith, partly along land now of formerly of A. Smale and partly along land now of formerly of Allen H. Green, South sixty-seven degrees thirty-eight minutes forty-seven seconds West (S 67 degrees 38' 47" W) four hundred five (405.00) feet to an iron pin; thence, along Lot #15, North twenty-four degrees forty-three minutes fifty-nine seconds East (N 24 degrees 53' 59" E) three hundred thirty-nine and nineteen hundredths (339.19) 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.

BEING the same premises conveyed by Jason S. Horn and Robyn M. Horn, his wife, to Robert H. Unruh and Barbara S. Unruh, his wife, and Thomas R. Unruh and Carol L. Unruh, his wife, by Deed dated September 22, 2006 and recorded in Monroe County Record Book 2282, Page 7802, etc. The said Robert H. Unruh is deceased thereby vesting his interest in his surviving spouse, Barbara S. Unruh, by operation of law. The said Thomas R. Unruh is deceased thereby vesting his interest in his surviving spouse, Carol L. Unruh, by operation of law.

Tax Code 13/2/1/40-25

PIN 13622700983256

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

**CAROL L. UNRUH**

**AND**

**ROBERT E. UNRUH, ADMINISTRATOR OF THE ESTATE OF BARBARA S. UNRUH, 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  
DANIEL L. PENETAR, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 7584 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, JAN 29, 2015**

**AT 10:00 A.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, being Lot 619, Section G-II, situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following plats; BEING a subdivision plat drawn by L.A. Achterman, Jr., P.E. known as Sectino G-I of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and 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 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 the Monroe County Planning and Zoning Commission

March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and rec'd 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 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. Said lot having a frontage on Leisure Lane of 80.00 feet and a rear line of 82.92 feet; eastely line of 164.65 feet and a westely side line of 142.82 feet. Dimensions are more or less and actual stream and lake located governs and determines stream and lake lot side line and rear line dimensions.

**TITLE TO SAID PREMISES VESTED IN Karen A. Soltis, single, by Deed from Theodore John Marcus and Linda Marie Marcus, h/w, dated 03/25/2004, recorded 06/24/2004 in Book 2194, Page 2535.**

**TAX CODE: 03/14C/3/35  
TAX PIN: 03634502979031**

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

**KAREN A. SOLTIS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1840 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, JAN 29, 2015  
AT 10:00 A.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 Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown as Lots 5 and 6 on a plan titled 'Subdivision Plan of Sunrise Village' dated November 30, 1988 (last revised 3/6/1989) as prepared by Frank J. Smith Jr., Inc., Registered Surveyors of Marshalls Creek, PA, and as recorded in**

Monroe County Plot Book 61 page 156, more fully described as follows, to wit:

**BEGINNING** at an iron pin on the Southerly side of a 50.00 foot wide right of way known as September Circle, said pin also being the most Northerly common corner of Lots 6 and 7, as shown on the above mentioned plan; **THENCE 1)** by said Lot 7, South 21 degrees 24 minutes 21 seconds East 243.74 feet to an iron in line of lands now or formerly of Lorne and Hilda Bachelder; **THENCE 2)** by said lands of Lorne and Hild Bachelder, South 78 degrees 53 minutes 43 seconds West 90.00 feet to an iron pin; **THENCE 3)** by the same, North 72 degrees 31 minutes 42 seconds West 95.57 feet to an iron pin; **THENCE 4)** by the same, North 1 degree 20 minutes 36 seconds West 30.90 feet to an iron pin; **THENCE 5)** by the same, South 88 degrees 39 minutes 24 seconds West 119.83 feet to an iron pin; **THENCE 6)** by Lot 4, North 1 degree 10 minutes 09 seconds West 159.99 feet to an iron pin on the Southerly right of way line of said September Circle; **THENCE 7)** along said September Circle, North 88 degrees 49 minutes 51 seconds East 85.10 feet to an iron pin; **THENCE 8)** along the same on a curve to the left having a radius of 375.00 feet for an arc length of 132.45 feet to the place of **BEGINNING**. **CONTAINING 1.148 Acres.**

**UNDER AND SUBJECT** to all easements and rights of way of record, or as they exist on the ground. **BEING** all of Lots 5 and 6, Sunrise Village.

**TITLE TO SAID PREMISES VESTED IN** Max W. Koutny from Max W. Koutny and Mary Koutny, n/b/m Mary Inoa-Cedeno, by Deed dated 09/18/2012 and recorded 11/14/2012 in Book 2411 Page 578.

**TAX CODE: 16/86326  
TAX PIN: 16733201081468**

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

**MAX W. KOUTNY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1538 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, JAN 29, 2015  
AT 10:00 A.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 Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe on the southwest side of Howard Drive, a 40 foot right of way leading northwesterly from Township Route 505, southwest of Route 45078, the public road between Stroudsburg and route 45019 between Wigwam Park and Mr. Zion, said pipe being also the most northerly corner of Lot 41, as shown on Plan of Lots of Eastwick Grove, dated August 3, 1957; thence along the southwest side of the said Howard Drive (bearings from Magnetic Meridian of 1956) north thirty-three degrees forty-nine minutes west 100 feet to a pipe on the southwest side of the aforesaid Howard Drive, said pipe being also the most easterly corner of Lot 39, as shown on the said Plan of Lots of Eastwick Grove; thence by the said Lot 39 south fifty-six degrees eleven minutes west 200 feet to a pipe on line of lot 20, as shown on the aforesaid Plan of Lot; thence by the said lot 20 and by lot 19, as shown on the aforesaid Plan, south thirty-three degrees forty-nine minutes east 100 feet to a pipe on the easterly line of the said Lot 19, said pipe being also the most westerly corner of the aforesaid Lot 41; north fifty-six degrees eleven minutes east 200 feet to the place of BEGINNING. CONTAINING four hundred fifty-nine and one thousandths (0.459) acre, more or less. Being Lot no. 40 on the aforesaid Plan of Lots of Eastwick Grove.

**UNDER AND SUBJECT to the following restrictions, reservations and conditions.**

Being Known As: 40 Woodside Drive, East Stroudsburg, Stroud, Monroe County, PA 18301

Parcel number 17/14/1/35-29

Pin Number 17639101156930

Title to said premises is vested in Shirley B Pavlicek by deed from RICHARD EMANUEL BONDRA AND ALICE HOWARD BONDRA, HIS WIFE dated September 15, 1975 and recorded September 15, 1975 in Deed Book 649, Page 266.

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

**SHIRLEY B. PAVLICEK**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 5086 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, JAN 29, 2015**

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

**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 Eldred Township, Monroe County, and Commonwealth of Pennsylvania. Bounded and described as follows. To wit:

**BEGINNING** at an iron pin found in the South right-of-way line of the Kunkletown Road, thence:

1. Along said South right-of-way line on a curve to the left with a radius of 1166.28 feet, a central angle of 9 degrees 05'05", an arc length of 184.92 feet to a point of tangency; thence
2. Along the same South right-of-way line N 53 degrees 36'10" E a distance of 98.52 feet (passing over an to an iron pin found at 39.72 feet) to a point in the West right-of-way line of Birch Lane; thence
3. Along said West right-of-way line of Birch Lane S 16 degrees 46'32" E a distance of 260.96 feet to an iron pipe found; thence
4. Along the same, on a curve to the left with a radius of 710.00 feet, a central angle of 25 degrees 01'52" and an arc length of 310.18 feet to an iron pipe found said point also being the northeast corner of N/F land of Anthony Santosuosso; thence
5. Continuing along land N/F of Anthony Santosuosso, S 73 degrees 58'45" W a distance of 247.15 feet to an iron pin set, also being the southeast corner of lot #1; thence
6. along land no or Arthur R. and Edith I. Thrun and also being Lot #1, N 27 degrees 18'45" W a distance of 485.83 feet to the POINT OF BEGINNING.

**BEING THE SAME PREMISES** which Arthur R. Thrun and Edith I. Thrun, husband and wife, by deed dated 03/03/1999 and recorded 03/19/1999 in Book 2061 Page 3009 Conveyed to Arthur R. Thrun and Edith I. Thrun.

Pin #: 06624600626789

Tax Code #: 06/3/1/21-3

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

**VICKI ANN OSBORN, SOLELY IN HER CAPACITY AS HEIR OF ARTHUR R. THRUN, DECEASED  
KATHLEEN THRUN NASON, SOLELY IN HER CAPACITY AS HEIR OF ARTHUR R. THRUN, DECEASED**

**MORTGAGOR(A) 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 un-

less exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 SALVATORE FILIPPELLO, ESQUIRE

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 NICOLE LABELLETTA, ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8119 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, JAN 29, 2015**

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

**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, State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pipe on the southerly line of Hillside Drive, a common corner of Lot No. 73 and Lot No. 74 as shown on plan entitled, "Final Plan-Section 4, Robinwood County, Estates, HBGM, Inc. developers, Chrstnuthill and Jackson Townships, Monroe County, Pennsylvania" dated 6 March 1978, and revised 14 April 1978, in plot book 36, page 35,

**THENCE** lot No. 73 south 7 degrees 42 minutes 42 minutes 16 seconds east 295.00 feet to an iron pipe in line of Lot No. 70, Robinwood County Estates, section 3, (recorded in plot book 36, page 33).

**THENCE** by Lot No. 70 and Lot No. 35, Robinwood County Estates, section 2, (recorded in Plot Book 36, Page 31) south 82 degrees 17 minutes 44 seconds west 158.17 feet to an iron pipe, thence by lot no. 75 north 7 degrees 42 minutes 16 seconds west 395.00 feet to an iron pipe on the southerly lone of Hillside Drive, thence along the southerly line of Hillside Drive north 872 degree 17 minutes 44 seconds east 158.17 feet to the place of beginning.

**BEING KNOWN AS:** RR 6 Box 6686 (Hillside Drive) n/k/a 2769 Rising Hill Drive, (Chestnut Hill Township), Saylorsburg, PA 18353

**TAX CODE:** 02/5B/176

**PIN NO.:** 02635003046996

**TITLE TO SAID PREMISES IS VESTED IN** Thomas E. Martina nd Margaret Martin, his wife by deed from Thomas E. Martin and Margaret Martin, his wife dated 12/10/2004 recorded 12/16/2004 in deed book 2210 page 8322.

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

**MARGARET MARTIN**

**THOMAS MARTIN**

**A/K/A THOMAS E. MARTIN**

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

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

A schedule of proposed distribution for the proceeds

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 6566 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, JAN 29, 2015**

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

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

**BEGINNING** at a found iron pipe on the northerly right-of-way line of an existing 33 foot road, said pipe being a common corner of Lot 130, Section B (now or formerly Harry Snow) and Lot 129, Section B (now or formerly Robert and Mary Hudders) as shown on a map titled, "Wigwam Lake Estate," and recorded in the Monroe County Courthouse; thence along the northerly right-of-way of said road South fifty-four degrees six minutes forty seconds West 145.00 feet to an iron pipe; thence leaving said road and through Lot 131 of said plan North thirty-five degrees fifty-three minutes twenty seconds West 187.00 feet to an iron pipe; thence along part of Lot 131 and all of Lot 130 of said plan North fifty-four degrees six minutes forty seconds East 145.00 feet to a found iron pipe; thence along aforesaid Lot 129 South thirty-five degrees fifty-three minutes twenty seconds East 187.00 feet to the place of BEGINNING.

**CONTAINING** 27,115 square feet (0.622 acres), more or less. Being all of Lot 130 and the easterly 37.50 feet of Lot 131 as shown on said Wigwam Lake Estate plan.

**BEING THE SAME PREMISES WHICH** Helen E. Clark, by Deed dated 08/15/01 and recorded 08/16/01 in the Office of the Recording of deeds, in and for Monroe County, in Record Book Volume 2102, Page 6745, granted and conveyed unto Donald Dunn and Robin Dunn.

**IMPROVEMENTS:** Residential property.  
**TAX CODE NO.** 17/16A/129  
**PIN #**17638102662149

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

**DONALD DUNN**

**ROBIN DUNN**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2729 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, JAN 29, 2015  
AT 10:00 A.M.**

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

All That Certain lot or parcel of land situate in Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northeasterly line of Butz Lane, a common corner of Lot No. 113 and Lot No. 114 as shown on a plan title 'Map of Subdivision of Lands of Issac Miller' dated July, 1961, prepared by Leo A. Achterman, Jr. P.E., thence along the side northerly line of Butz Lane on a curve to the right having a radius of 555.00 feet for an arc length of 107.36 feet (chord bearing and distance being north 41 degrees 06 minutes 40 seconds west 107.19 feet) to a point; thence by Lot No. 112 north 54 degrees 25 minutes 50 seconds east 176.08 feet to a point on the southwesterly line of Lot No. 118; thence along said southwesterly line of Lot No. 118 South 24 degrees 54 minutes 10 seconds east 53.65 feet to a point; thence by the same south 57 degrees 44 minutes 10 seconds east 23.45 feet to a point; thence by the aforementioned Lot No. 114 south 43 degrees 20 minutes 50 seconds west 167.78 feet to the place of beginning. CONTAINING 15,348 feet of land.

Being Lot No. 113 as shown on the above described plan.

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 J. Fish and Dorothy A. Madison, h/w, by Deed from Robert T. Gleeson, a single man, dated 05/05/2004, recorded 05/06/2004 in Book 2189, Page 4158.

TAX CODE: 19/2/2/21

TAX PIN: 19634404937059

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

**DOROTHY A. MADISON**

**ROBERT J. FISH**

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7471 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, JAN 29, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 84, The Birches Three, Section Three, as more fully set forth in Plot Book Volume 44, page 87, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Wilson Court, said iron also being a corner of Lot No. 83, The Birches Three, thence along the southerly and westerly side of Wilson Court the following three courses and distances:

- (1) South 79 degrees 44 minutes 54 seconds East (magnetic Meridian 1978) for 57.62 feet to an iron;
- (2) On a curve to the right having a radius of 160.00 feet and an arc length of 192.68 feet to an iron;
- (3) South 10 degrees 45 minutes 54 seconds 03 seconds East for 89.67 feet to an iron;

Thence along lands of Mike Glyptie, South 79 degrees 14 minutes 57 seconds West for 255.77 feet to an iron, thence along Lot No. 83, The Birches Three, Section Three, North 10 degrees 15 Minutes 04 seconds East for 277.12 feet to the place of beginning.

Containing 1.066 acres more or less.

UNDER AND SUBJECT to Declaration of Protective Covenants as recorded in Deed Book Volume 1022, page 135 and Deed Book Volume 1054, page 171.

Being Known As: 84 Wilson Court, Saylorsburg, Chestnuthill Township, Monroe County, PA 18353

Parcel Number: 02/6E/1/28

Pin Number 02634104512923

Cummings and Joanne Cummings by deed from Raymond M. Scardozio and Diane R. Scardozio, his wife dated June 22, 2007 and recorded June 26, 2007 in Deed Book 2309, Page 520.

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

**CARLTON CUMMINGS AND**

**JOANNE CUMMINGS**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

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

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

**TRACY CARRELLI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 10929 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a nail in the center line of the public road leading from Pocono Lake to Pocono Summit, from which a nail in the center line of said public road at the Northwesterly corner of lands of Eugene Miller bears South eighty eight degrees fifty six minutes East distant two hundred feet; thence, by lands intended to be conveyed by Paul A. Hoffman to Rudolph Koch, South one degree four minutes West (at 25 feet passing a pipe and at 98.9 feet passing the center line of a drilled well) two hundred twenty five feet to a pipe; thence, by lands of Paul A. Hoffman, of which this lot was formerly a part, North eighty eight degrees fifty six minutes West one hundred feet to a pipe; thence, by the same, North one degree four minutes East (at 200 feet passing a pipe) two hundred twenty five feet to a nail in the center line of said public road; thence, along the center line of said public road, South eighty eight degrees fifty six minutes East one hundred feet to the place of **BEGINNING**.

Together with all well, water and other rights and benefits of record.

**TITLE TO SAID PREMISES VESTED** in Michael Carrelli and Tracy Carrelli, husband and wife, by Deed from Francisco D. Andrade and Adonna Andrade, husband and wife, dated 10/25/2005, recorded 10/28/2005 in Book 2245, Page 8524, Instrument #200550179.

**TAX CODE:** 19/4/16  
**TAX PIN:** 19633504932624.

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9120 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

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

**BEGINNING** at an iron on the northerly line of Birch Drive, said iron being the southeasterly corner of Lot Number 604 as shown on map entitled (Plotting IV, Rock Ledge Manor Estates, James O. Gregersen and Richard V. Kubiak, 19 August 1971': **THENCE** along Lot Number 604, North 8 degrees 41 minutes 00 second East 198.02 feet to an iron, said iron being the Southwesterly corner of Lot Number 602 as shown on said map; **THENCE** along Lot Number 602, South 80 degrees 56 minutes 30 seconds East 461.41 feet to an iron on the westerly line of East Court; **THENCE** along the westerly line of East Court, South 9 degrees 03 minutes 30 seconds West 155.26 feet to an iron, a point of curvature on an easement arc; **THENCE** along said easement arc on a curve to the right having a radius of forty (40) feet an arc length of 62.57 feet to an iron, a point of tangency on the northerly line of Birch Drive; **THENCE** along the northerly line of Birch Drive, North 81 degrees 19 minutes 00 second West 420.38 feet to the place of **BEGINNING**.

**CONTAINING 2.081 acres, more or less.**  
**BEING LOT NUMBER 603** as shown on said map.  
**TITLE TO SAID PREMISES VESTED** in George T. Johnson, Jr. and Dawn L. Johnson, by Deed from Scott D. Vanwhy and Lisa Mae Vanwhy, dated 04/30/2007, recorded 06/12/2007 in Book 2307, Page 8352.

**TAX CODE:** 14/9B/1/13  
**TAX PIN:** 14639704705928



**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****GEORGE T. JOHNSON JR.****DAWN L. 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  
**JOHN MICHAEL KOLESNIK,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8661 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, JAN 29, 2015****AT 10:00 A.M.**

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

**BEGINNING** at a point on the easterly side of Forest Drive, the northwesterly corner of Lot No. 475 as shown on a map titled "Section 3, Plan of Lots Fifth St. Corp., Owner, developer Stroud Township, Monroe County, PA, October 18, 1966, Scale 1"-100", prepares by Edward C. Hess, P.E., Stroudsburg, PA, and recorded in Plot Book Vol. 11, Page 5; thence along the easterly side of Forest Drive North 32 degrees 49 minutes 30 seconds East 77.94 feet to a point of curvature, thence by the same on a curve to the left having a radius of 225 feet for an arc length of 22.06 feet to a point; thence by Lot No. 472 South 62 degrees 47 minutes 30 seconds East 151.80 feet to a point; thence by lands of Fifth St. Corp. of which this lot was formerly a part South 32 degrees 49 minutes 30 seconds West 114.82 feet to a point; thence by said Lot No. 475 North 57 degrees 10 minutes 30 seconds West 150 feet to the place of **BEGINNING**.

Containing 16, 124.488 square feet, more or less.

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

Being Known As: 1044 Forest Drive, Stroudsburg, Stroud, Monroe County, PA 18360

Parcel # 17/5/5/2-148

Pin #17730114323757

Title to said premises is vested in Mohanad Sami Akhatib by deed from Marlene L. Mann-Polayes, now

by marriage, Marlene L. Edergerly, dated February 3, 2003 and recorded February 5, 2003 i Deed Book 2144, Page 900.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****MOHANAD SAMI AKHATIB****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 3383 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, JAN 29, 2015****AT 10:00 A.M.**

**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, State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly line of Beaver Place, a corner common to Lot 4411 and Lot 4410 as shown on a plan titled, "Minor Subdivision, Frank J. and Priscilla A. Picciolo, Lots 4409 and 4410, Section H-IV of Stillwater Lake Estates, Coolbaugh Township, Monroe Co., Pa.", recorded on Map 61-353; thence along the easterly line of Beaver Place North 04 degrees 49 minutes 03 seconds East 150.00 feet to a point, thence leaving said road by Lot 4408 South 85 degrees 10 minutes 57 seconds East 140.66 feet to a point on line of Lot 4407; thence by Lot 4407 and by Lot B, now or formerly Sundance Stillwater Corporation, South 19 degrees 52 minutes 44 seconds East 126.11 feet to a point; thence by the same South 38 degrees 54 minutes 20 seconds West 42.76 feet to a point; thence by the aforementioned Lot 4411 North 85 degrees 10 minutes 56 seconds West 169.37 feet to the place of **BEGINNING**.

Containing 25,386 square feet, more or less.

**BEING** all of Lots 4409 and 4410 Section H-IV Stillwater Lake Estates.

**BEING THE SAME PREMISES** which John Gaffney and Jane E. Gaffney, husband and wife, by deed dated 08/20/2003 and recorded 09/26/2003 in Book 2168 Page 6757 conveyed to Luis S. Santos and Lizette



Santos, husband and wife.  
Pin #: 03634604729209  
Tax Code #: 03/14F/2/313

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LIZETE SANTOS  
LUI S. SANTOS  
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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3055 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 235, Birch Brier Estates, Section Seven, as shown on a plan of lots recorded in the Office of the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 59, Page 146, being described as follows:

BEGINNING at an iron on the westerly side of Poplar Creek Lane, being also a corner of Lot No. 234, Birch Brier Estates, Section Seven, thence along Lot No. 234, S 47 degrees 00 minute 00 second W (Magnetic Meridian) for 290.00 feet to an iron in line of lands of Marketing Technology, Inc., thence along lands of Marketing Technology, Inc., N 48 degrees 46 minutes 20 seconds W for 150.76 feet to an iron, being also a corner of Lot No. 238, Birch Brier Estates, Section Seven, thence along Lot No. 238, N 47 degrees 00 minute 00 second E for 305.16 feet to an iron being a corner of Lot No. 238 and the westerly side of Poplar Creek Lane, thence along the westerly side of Poplar Creek Lane, S 43 degrees 00 minute 00 second E for 150.00 feet to the place of BEGINNING.

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 Marvin Leo-

nard, Jr. and Diana Y. Roman, joint Tenants with right of Survivorship, dated 10/20/2003, recorded 10/24/2003 in Book 2171, Page 7514.

**TAX CODE: 02/14H/1/35  
TAX PIN: 02633001373160  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MARVIN LEONARD, JR.  
DIANA Y. ROMAN**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4976 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4424, Section C-II-A, according to Plan of Emerald Lakes, recorded in the Office for Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 16, Page 91, bounded and described as follows, to wit:

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

BEING THE SAME PREMISES which Hans Rieder and Heidi Rieder, his wife, by deed dated May 9, 2002, and recorded May 28, 2002, in the Office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania, in and for the County of Monroe at Deed Book Volume 2122, Page 8145, granted and conveyed unto Jane M. Diamond and Harvey S. Diamond, her husband.

Parcel Identification No: 19/3G/1/46  
Map #: 19-6344-04-64-9196

Being Known As Tax Parcel #19/3G/1/46  
**TITLE TO SAID PREMISES IS VESTED IN** Anthony Kerr, by Deed from Jane M. Diamond and Harvey S. Diamond, her husband, by their attorney-in-fact Bar-

bara O'Neill Reinhart, specially constituted by comprehensive powers of attorney dated September 16, 2005 and recorded in the Monroe County recorder's office in record book volume 2243, pages 6872 and 6878, dated 09/21/2005, recorded 10/13/2005 in Book 2243, Page 6899.

Improvements: Residential dwelling

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

**ANTHONY KERR**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9214 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, JAN 29, 2015**

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

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

**ALL THAT CERTAIN** tract of land situate in the Township of Eldred County of Monroe and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the macadam road leading from Little Gap to Kunkletown (LR 45001) and corner common to F. Steam; thence running along line of land of W.H. Kresge, passing on iron pipe at 30.7 feet, North 01 degree 35 minutes East four hundred seventy-four and eighty-six hundredths feet (474.86 feet) to an iron pipe; thence turning and running along lands now or formerly of Charles Allen Frantz South 88 degrees 25 minutes East one hundred forty-four and five tenths feet (144.5 feet) to an iron pipe and South 01 degrees 35 minutes West passing an iron pipe at (403.9 feet) four hundred thirty-four and six tenths (434.6 feet) feet to a point in aforementioned macadam road; thence turning and running along said macadam road South 76 degrees 01 minute West one hundred fifty-feet (150.0 feet) to the place of **BEGINNING**.

**CONTAINING** one and fifty-one hundredths (1.51) acres, more or less.

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

**TITLE TO SAID PREMISES VESTED** IN Joseph G

Chillari and Donna Chillari, h/w, as tenants by the entireties from Jeffrey T Spritzer and Marlo M Spritzer, h/w, by Special Warranty Deed, dated 4/15/2004 and recorded 4/19/2004 in Book 2187 Page 4589 Instrument #200416914.

TAX CODE: 6/8/1/11-8

TAX PIN: 06623503041470

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

**DONNA CHILLARI**

**JOSEPH G. CHILLARI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 7330 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, JAN 29, 2015**

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

**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 State of Pennsylvania, designated as Lot No. 21, on a map entitled "Fox Hollow Estates (Section One), Revised April 9, 1971" recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in Plat Book Volume 14, Page 91, and being further bounded and described as follows, to wit:

**BEGINNING** at a point in a certain twenty foot driveway, said point also being the southeasterly corner of Lot No. 19 as shown on the aforesaid map; thence along Lots Nos. 19 and 20 South 60 degrees 22'45" East 188.95 feet; thence South 35 degrees 46'40" East 23.06 feet; thence South 27 degrees 14'40" East 70.84 feet; thence South 33 degrees 01'35" East 18.80 feet; thence South 72 degrees 20'15" East 172.17 feet; thence North 21 degrees 57'15" West 148.93 feet to the place of **BEGINNING**.

**CONTAINING**.536 acres, more or less. Magnetic Meridian 1968.

**TOGETHER** with unto the Grantee herein. Its successors and assigns, all rights, liberties and privileges

and Under and Subject to all restrictions reservations set forth in deeds in the chain of title.

Being Known As: 113 Lakeview Lane, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

Parcel Number 09/112069  
Pin Number: 09732304947241

Title to said premises is vested in Elizabeth Chavez by deed from Carl C. Pederson and Judi C. Pederson, his wife dated August 23, 2007 and recorded August 27, 2007 in Deed Book 2314, page 5931.

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 3955 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, JAN 29, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land, situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 343, Birch Brier Estates, Section Ten, recorded in Plot Book Volume 60, Page 430, being described as follows, to wit: BEGINNING at an iron on the northerly side of Lower Mountain Drive being also a corner of Lot No. 342, Birch Brier Estates, Section Ten, thence along the northerly side of Lower Mountain Drive the following two courses and distances: 1) On a curve to the left having a radius of 375.00 feet and an arc length of 71.55 feet to an iron; 2) South 46 degrees 40 minutes 00 seconds East (Magnetic Meridian) for 69.12 feet to an iron, a corner of Lot no. 344, Birch Brier Estates, Section Ten, thence along Lot No. 344 North 43 degrees 20 minutes 00 seconds West for 436.29 feet to an iron in line of Lot No. 345, Birch Brier Estates, Section Ten, thence along Lot No. 345, North 00 degrees 17 minutes 49 seconds West for 417.19 feet to an iron, a corner of Lot No. 342, South 32 degrees 24 minutes 50 seconds East for 761.68 feet to the Place of

Beginning.

CONTAINING 2.633 acres, more or less.

BEING THE SAME PREMISES which Piotr Janik and Malgorzata Janik husband and wife and Jerzy Jagielski and Allecja Jagielski, husband and wife, by deed dated 02/09/2010 and recorded 02/23/2010 in Book 2367 Page 995 conveyed to Kevin B. McGinley and Rosemary McGinley husband and wife.

Pin #: 02632000988288  
Tax Code #: 02/86618

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROSEMARY MCGINLEY  
KEVIN B. MCGINLEY**

**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  
JOSHUA I. GOLDMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6087 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, JAN 29, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message, tenement, tract or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the south line of Roberts Road, which road is twenty-four feet wide and which point is located South 77 degrees 18 minutes West one hundred sixty-three and eight-tenths feet from the southwest corner of said Roberts Road and Barry Road; thence along the west line of Lot No. 212, South 12 degrees, 42 minutes East one hundred fifty feet to a corner of Lot No. 209; thence along the north line of said Lot No. 209; South 77 degrees 18 minutes West one hundred feet to a corner of Lot No. 208; thence along the east line of said Lot No. 208 North 12 degrees 42 minutes West one hundred fifty feet to a point on the south line of Roberts Road, first above mentioned, thence along said south line, North 77 degrees 18 minutes East one hundred feet to the place of BEGINNING.  
BEING Lot No. 210 in Block 200 on Map of Develop-

ment to be known as Sun Valley, made by M.A. Policelli, Registered Engineer, July 1952.

UNDER AND SUBJECT TO the Restrictions, conditions, etc., as contained in Deed Book Volume 320 Page 61.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED

PARCEL: 2/15/2/19

PIN # 02-6330-01-05-0622

This property is improved with a residence.

ADDRESS: 1412 Roberts Road, Chestnuthill Township, Monroe County, PA 18322

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

**HUSKO SABOVIC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 6740 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, JAN 29, 2015**

**AT 10:00 A.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 Commonwealth of Pennsylvania, bounded and described in accordance with an official survey and plan thereof by W. Douglas Kitson, Registered Surveyor of East Stroudsburg, Pennsylvania, as revised June 30, 1969, as follows:

BEGINNING at a point in Pennsylvania State Highway No 45042 leading from McMichaels to Merwinsburg, said point being distant 5842 feet on a course of South 75 degrees 33 minutes 20 seconds West from the most southerly corner of lands of Conrad Kresge; thence running from said beginning point in and along the center of said highway South 75 degrees 33 minutes 20 seconds West 181.74 feet to a point; thence by lands conveyed by Pohogualine Fish Association to James J. Guckenberger North 7 degrees 51 minutes 45 seconds East 615.18 feet to a point; thence by said lands of Phoqualine Fish Association South 78 degrees 56 minutes 10 seconds East 260.81 feet to a pipe; thence by the same and parallel to and dis-

tant fifty feet in a westerly direction from the westerly line of the aforesaid lands of Conrad Kresge South 17 degrees 43 minutes West (at 515.83 feet passing over a pipe) 539.57 feet to the place of BEGINNING. CONTAINING 2.79 acres, more or less.

BEING THE SAME PREMISES which Clayton Storey and Barbara J. Storey, husband and wife, by deed dated 10/25/1995 and recorded 10/26/1995 in Book 2019 Page 5076 conveyed to Terry F. Richards.

Pin#: 02634100803322

Tax Code #: 02/6/1/10-1

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

**TERRY F. RICHARDS**

**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, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 582 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, JAN 29, 2015**

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

**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 Commonwealth of Pennsylvania and known as Townhouse Lot # A4/9 out Lane as depicted on that certain plan certified "Phase 2 Plan, Planned residential Development, The Oaks, Oak St construction inc, "dated September 24, 2003, as received, prepared by Achterman, Associates, and recorded on June 25, 2004, in the Office for the Recording of Deeds, etc, in and for the County of Monroe, Stroudsburg, Pennsylvania in Map Book Volume 76, Page 94, ft. seq.

UNDER AND SUBJECT to all condition, covenants and restrictions as a record.

UNDER AND SUBJECT to the Declarations of Protective Covenants, Conditions and Restrictions for The Oaks, a Townhouse Neighborhood, dated November 10, 2003 and recorded on November 12, 2003 in the Office for the Recorder of Deeds, at Stroudsburg, in and for the County of Monroe and Commonwealth of Pennsylvania in Deed Book Volume 2173, at Page

8248. UNDER AND SUBJECT to any all casements and or rights of may which may appear in the chain of title. BEING THE SAME PREMISES which Christopher J. Horan and Tara K. Horan, husband and wife, by deed dated 08/01/2006 and recorded 08/09/2006 in Book 2277 Page 1012 conveyed to Tara K. Horan. Pin #: 05730107794797 Tax Code #: 05/97494

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TARA K. HORAN 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 JAY E. KIVITZ, ESQUIRE

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

107 Quail Ridge Lane a/k/a 542 Quail Ridge Lane, (Hamilton Township), Stroudsburg, PA 18360 TAX CODE: 7/89007 PIN NO.: 07626900866102 TITLE TO SAID PREMISES IS VESTED IN Dorothy Parker BY DEED E. Roy Possinger and Nyles J. Possinger, Co-Partners dated 08/20/2003 recorded 08/27/2003 in deed book 2165 page 664. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOROTHY PARKER

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

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

Todd A. Martin Sheriff of Monroe County Pennsylvania HARRY B. REESE, ESQUIRE

Sheriff's Office Stroudsburg, PA Barry J. Cohen, Sheriff's Solicitor PR - Jan. 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 6450 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, JAN 29, 2015

AT 10:00 A.M.

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

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

Beginning at an iron on the southeasterly line of Quail Ridge Lane, said iron being the most westerly corner of lot 108 shown on map entitled "Final Plan, Quali Ridge", date 7 July 1989 and revised 8 March 1999; thence along lot 108, south 57 degrees 53' 10" east 376.24 feet to an iron, a corner of lot 102 as shown on said map; thence along lots 102, 103 and 104, south 56 degrees 03'33" west 321.90 feet to an iron, a corner of lot 105 as shown on said map; thence along lot 105 and along lot 106, north 27 degrees 11'30" west 326.34 feet to an iron on the southeasterly line of the aforesaid Quali Ridge Lane, thence along the southeasterly line of Quali Ridge Lane, in a northeasterly line of Quail Ridge Lane, in a northeasterly direction on a curve to the left having a radius of 250 feet, an arc length of 133.93 feet to the place of beginning. BEING KNOWN AS: Lot 107 Quail Ridge Lane a/k/a

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 66, as set forth on the Final Subdivision Plan for Knoll Acres at Wooddale, Section 2, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 76, Pages 172, 173, 174, 175 and 176. BEING the same premises which Calvin C. Bush a/k/a C.C. Bush, a married man, by indenture bearing date the 30th day of December, 2002, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 31st day of December, 2002, in Record Book Volume 2140, page 8710, granted and conveyed unto LTS Development, Inc, a Pennsylvania business corporation, in fee.

Under and Subject to the deed restrictions for Knoll Acres at Wooddale, Section 2 as found in prior deeds of record.

UNDER AND SUBJECT to the covenants, conditions and restrictions as found in prior deeds of record.

TITLE TO SAID PREMISES VESTED IN Dana Gruenfelder and Joanne Moore, joint tenants with right of

survivorship, by Deed from LTS Development, LLC, successor by merger to LTS Development, Inc., dated 04/21/2006, recorded 05/01/2006 in Book 2265, Page 9335.

TAX CODE: 09/97739

TAX PIN: 09731400198002

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

**DANA GRUENFELDER**

**JOANNE MOORE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6270 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, JAN 29, 2015**

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

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

**TRACT 1:**

**ALL THAT CERTAIN** lot situated in the Township of **Ross**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 49, as shown on Lands of Thomas A. Rue, Ross Township, Monroe County, Pennsylvania, recorded in Monroe County, Pennsylvania, in Plot Book No. 19, Page 97.

**UNDER AND SUBJECT** to the covenants, restrictions, and stipulations contained in prior deeds of record covering said premises.

**TRACT II:**

**ALL THE FOLLOWING** lot situated in the Township of **Ross**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 50, as shown on Lands of Thomas A. Rue, Ross Township, Monroe County, Pennsylvania, recorded in Monroe County, Pennsylvania in Plot Book No. 19, Page 97.

**UNDER AND SUBJECT** to the covenants, restrictions, and stipulations contained in prior deeds of record covering said premises.

**BEING THE SAME PREMISES** which David W. Kraft, Sr. and Judith A. Kraft, husband and wife, by deed dated 03/28/2000 and recorded 04/04/2000 in Book 2077 Page 1017 conveyed to Jerome L. Bianco and Michelle Bianco, husband and wife.

Pin #: 15625702588345; 15625702588546

Tax Code #: 15/6A/1/25

15/6A/1/26

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**MICHELLE BIANCO**

**MORTGAGOR(S) AND**

**RECORD OWNER(S)**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 5745 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, JAN 29, 2015**

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

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

**ALL** that certain tract, piece or parcel of land situate in the **Borough of East Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a corner on the west side of North Courtland Street, corner of a lot sold to Amzi W. Taylor; thence by said lands North 73 degrees West 198 feet more or less to the east line of a street 20 feet wide, called Oak street; also distant 20 feet from the East right-of-way line of the Delaware Valley Railway; thence along the east side of said Oak Street, and parallel to said railway line on a 6 degree curve to the left a distance of 40.9 feet to an iron pin; thence by a lot conveyed to Andrew and Lee, South 73 degrees East 189 feet more or less to the west line of North Courtland Street; thence by said west line, North 11 degrees 25 minutes East 40 feet to the place of **BEGINNING**.

**BEING THE SAME PREMISES** WHICH W. Thomas Rosemond, by Deed dated 7/29/08 and recorded 8/01/08 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2339, Page 7066, granted and conveyed unto LALIT SAREEN and CHITRA SAREEN

**IMPROVEMENTS:** Residential property.

**TAX CODE NO.** 05730108777635

**PIN #**5-6/2/7/6



**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LALIT SAREEN  
CHITRA SAREEN  
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 MANUEL-COUGHLIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1940 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, JAN 29, 2015  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson, County of Monroe, and State of Pennsylvania, being Lot No. 5, shown on a plan entitled Jackson Corner's Section One, recorded in plot book Volume 61 page 46 being described as follows, to wit:

BEGINNING at an iron on the southerly side of Church View Drive, being also a corner of Lot No. 5, Jackson Corner's, Section One, thence along the southerly side of Church View Drive, N 85 degrees 41 minutes 11 seconds E (Magnetic Meridian) for 150.00 feet to an iron, a corner of Lot No. 7, Jackson Corner's Section One, thence along Lot No. 7 S 04 degrees 18 minutes 49 seconds E for 293.22 feet to an iron in line of lands of Camp Akiba, thence along lands of Camp Akiba, S 85 degrees 26 minutes 36 seconds W for 150.00 feet to an iron, a corner of Lot No. 5, thence along Lot No. 5.N 04 degrees, 18 minutes 49 seconds W for 293.85 feet to the place of BEGINNING.

Being Known As: 12 Church View, Jackson Township, Jackson, Monroe County, PA 18352  
Parcel Number 08/86135  
Pin Number 08635000895384

Title to said premises is vested in Marivel Malave a/k/a Marivel Salazar by deed from PRECISION HOME BUILDERS II, INC. A PENNSYLVANIA CORPORATION dated October 30, 1992 and recorded October 30, 1992 in Deed Book 1856, Page 356.

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
MARIVEL MALAVE  
A/K/A MARIVEL SALAZAR**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 2955 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN parcel of land or lot, known as Lot #29, Chestnut Farm, situate in Ross Township, Monroe County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin in line of lands of Joseph Decker, thence along the easterly side of Chestnut Drive South Spur N 3 degrees 06 minutes 10 seconds W 225.00' to an iron pin, thence along the southerly side of Lot #30 N 80 degrees 41 minutes 40 seconds E 251.48' to an Oak Tree, thence along lands of the aforementioned Joseph Decker S 3 degrees 46 minutes E 231.41' to an iron pin and S 75 degrees 32 minutes W 257.74' to the place of beginning.  
Containing a modular home, 5 rooms, 1 1/2 baths, 24 feet by 48 feet plus warehouse.

BEING THE SAM PREMISES which Richard E. Keenhold, Sr. and Richard E. Keenhold, Jr., and Danny K. Keenhold, co partners trading as Keenhold Associates, a Pennsylvania General Partnership, by deed dated 03/12/2007 and recorded 04/04/2007 in Book 2301 Page 2187 conveyed to Stephen J. Juhasz Jr. and Sheryl Juhasz, husband and wife, as tenants by the entirety.

Pin #: 15625703104361  
Tax Code #: 15/8A/1/49

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SHERYL JUHASZ  
STEPHEN J. JUHASZ, JR.  
MORTGAGORS(S) AND  
RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9616 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 98, as shown on a plan titled 'Fiunal P.R.D. Plan, Water Gap Watch - West,' as prepared by R.K.R. Hess Associates of East Stroudsburg, Pennsylvania, and recorded in Monroe County, Pennsylvania in Plot Book No. 72, Page 75.

**TITLE TO SAID PREMISES VESTED IN Jean M. Charles, by Deed from Morris Dolle and Gertrude Dolce, dated 12/22/2005, recorded 01/06/2006 in Book 2254, Page 961.**

Jean M. Charles died on 07/10/2007, and Martine Charles was appointed Administratrix of his estate. Decedent's surviving heirs at law and next-of-kin are Martine Charles and Skylar Charles a/k/a Skylar Fatima Charles. By executed waiver, Skylar Charles a/k/a Skylar Fatima Charles waived her rights to said property.

TAX CODE: 16/91028

TAX PIN: 16731102689926

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

**MARTINE CHARLES A/K/A MARTINE DAMEUS IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JEAN M. CHARLES A/K/A JEAN MARIE CHARLES**

**UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN M. CHARLES, 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8470 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 10, Birch Hollow Estates, Section One, recorded in Plot Book Volume 50, Page 97, bounded and described as follows, to wit:

BEGINNING at an iron on the southerly side of Starlight Drive being also the northeasterly corner of Lot No. 9, Birch Hollow Estates, thence along the southerly side of Starlight Drive, North 76 degrees 27 minutes 42 seconds East for 150.00 feet to an iron, thence along Lot No. 11, South 13 degrees 32 minutes 18 seconds East for 295.70 feet to an iron, thence along lands of Franklin S. Bizousky South 76 degrees 27 minutes 42 seconds West for 150.00 feet to an iron, thence along Lot No. 9, North 13 degrees 32 minutes 18 seconds West for 295.70 feet to the place of BEGINNING.

**BEING THE SAME PREMISES which Anthony A. Delli Gatti, by deed dated 09/01/1995 and recorded 09/05/1995 in Book 2017 Page 9422 conveyed to Kevin J. Barlotta and Vivian C. Barlotta, husband and wife.**

Pin #: 02632004622637

Tax Code #: 02/17B/1/10

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

**VIVIAN C. BARLOTTA  
KEVIN J. BARLOTTA  
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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 9093 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, JAN 29, 2015  
 AT 10:00 A.M.**

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

Being Lot 4 on a map for the Estate at Stone Hill, prepared by Elam and Popoff, and filed April 30, 1991 in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 63 and Pages 122 and 123.

Under and subject to the covenants and restrictions as stated in Record Book Volume 1776 Page 1075. Being Tax Map Number 15/88267.

Being The Same Premises Conveyed by Paul M. Collier and Barbara L. Collier, husband and wife to Paul Mansour and Betty Mansour, husband and wife and Irene Manesis by deed dated September 15, 1995 and recorded on September 18, 1995 in Deed Book 2018, Page 2737 in the Monroe County Clerk's Office.

Title to said premises vested in Paul Mansour and Betty Mansour, husband and wife by Deed from Irene Manesis, single dated 11/03/2000 and recorded 03/26/2001 in the Monroe County Recorder of Deeds in Book 2093, Page 2835.

Being known as 335 Dana Drive f/k/a 4 Dana Drive a/k/a RR7 Box 7245, Saylorsburg, PA 18353

Tax Parcel Number: 15/88267  
 Tax Pin Number: 15625703306267

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

**PAUL MANSOUR  
 BETTY MANSOUR**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 5668 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, JAN 29, 2015  
 AT 10:00 A.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 an iron pipe in the easterly line of Sterling Road (Pa Route 196) and said iron pipe marking the westerly most common corner with lands of Anna Wagner; thence along said easterly line of Sterling Road and approximately 20 feet from the center thereof North 1 degree, 44 minutes 03 seconds East, 332.50 feet to an iron pipe (bearings from Magnetic Meridian of 1979); thence along the southerly line of lands of Peter Boutross South 88 degrees, 19 minutes, 38 seconds East 316.95 feet to an iron pipe lying in the other lands of Peter Boutross; thence along said other lands of Peter Boutross South 1 degree, 44 minutes, 03 seconds West, 332.47 feet to an iron pin lying in line of lands of said Anna Wagner; thence along said lands of Anna Wagner North 88 degrees, 19 minutes, 58 seconds West, 316.95 feet to the place of beginning.

CONTAINING 105.381 square feet (2.419 acres) more or less.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED

PARCEL: 10/5/1/27  
 PIN # 10-6355-08-89-3754

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

**STEVEN A. WEISBLATT, M.D. AND THE UNITED STATES OF AMERICA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JAMES T. SHOEMAKER, ESQUIRE

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

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

Pennsylvania  
ADAM H. DAVIS,  
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 7156 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, JAN 29, 2015**

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

**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. 10 on a certain map or plan of lots entitled 'Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1 inch=100 feet', recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 17, page 69.

CONTAINING: 45, 107 square feet, more or less.

BEING Lot No. 10 on the above mentioned plan.

**UNDER AND SUBJECT TO all Declarations of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as set forth in the chain of title.**

**TITLE TO SAID PREMISES IS VESTED IN Brian E. Huck and Nona A. Buck, his wife, by Deed from Blue Mountain Craftsmen, Ltd., a Pennsylvania Corporation, dated 05/09/1989, recorded 05/17/1989 in Book 1681, Page 357.**

**TAX CODE: 09/6D/2/25**

**TAX PIN: 09733402891352**

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

**BRIAN E. HUCK**

**NONA A. HUCK**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2199 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, JAN 29, 2015**

**AT 10:00 A.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, lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING at a pipe on the southerly side of Crestview Road, the northeasterly corner of the whole lot of which this lot is a part; thence by lands of Fredi I. Colvin, South twenty nine degrees ten minutes East one hundred sixty eight and six-tenths feet to a pipe; thence by lands of Fred Clark, South sixty one degrees West one hundred ninety seven feet to a pipe; thence by lands of John A. LeBar, of which this lot was formerly a part, North twenty nine degrees West one hundred fifty six and one-tenth feet to a pipe; thence along the southerly side of Crestview Road North fifty eight degrees fifty eight minutes East one hundred forty seven and fifteen one-hundredths feet to a pipe; thence by the same North fifty two degrees thirty eight minutes East forty nine and eighty five one-hundredths feet to the place of BEGINNING.**

CONTAINING: 0.75 Acre, more or less.

**TITLE TO SAID PREMISES IS VESTED IN Eric K. Groteke, by Deed from Walter R. Groteke and Mary L. Groteke, his wife, dated 12/12/2003, recorded 12/18/2003 in Book 2177, Page 2823.**

**TAX CODE: 17/14/2/18-1**

**TAX PIN: 17639104536349**

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

**ERIC K. GROTEKE**

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

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

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

**JOHN MICHAEL KOLESNIK,  
ESQUIRE**

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1572 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 **Stroud Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly side of public road known as 'Chipperfield Road', a corner of lands of James A. LaBar, thence by lands of James a. LaBar, North eighty three degrees fifteen minutes East one hundred forty feet to a point; thence by lands of W.C. Walters & Sons, South six degrees forty five minutes East fifty nine and twelve one-hundredths feet to a pipe; thence along the northerly side of a forty foot street, South eighty three degrees fifteen minutes West one hundred forty feet to a pipe; thence along the easterly side of the 'Chipperfield Road' North six degrees forty five minutes West fifty nine and twelve one-hundredths 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 Juan A. Donado, by Deed from Anthony Curraro, widower, by his Agent Acting Under Power of Attorney, Augustina Curraro, dated 05/07/2007, recorded 05/09/2007 in Book 2304, page 8932.

**TAX CODE:** 17/13/2/30

**TAX PIN:** 17639104902510

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

**JUAN A. DONADO  
A/K/A JUAN DONADO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7642 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, JAN 29, 2015  
AT 10:00 A.M.**

**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. 79 on a certain map or plan of lots entitled, Subdivision of Winona Lakes, Section 6, Mountain Vista Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, PA, dated March 3, 1972 and revised April 6, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch = 100 feet', recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 16, Page 85. Containing 20,000 square feet, more or less.

**BEING** Lot No. 79 on the above mentioned plan. **UNDER AND SUBJECT** to the covenants, conditions and restrictions of record.

**TITLE TO SAID PREMISES VESTED** IN Eddie Torres and Jayne L. Torres, h/w, by Deed from Michael P. Muldoon and Vivienne Muldoon, h/w, dated 06/14/2007, recorded 06/20/2007 in Book 2308, Page 5986.

**TAX CODE:** 09/6C/2/44

**TAX PIN:** 09733402868470

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

**JAYNE L. TORRES  
EDDIE TORRES**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9105 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 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. 306 on a certain subdivision entitled "Section Twenty, Subdivision of Winona Lakes, Stony Hollow Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, and Lehman Township[ Pike County, Pennsylvania, dated April 10, 1973 and revised April 23, 1973, prepared by Edward C. Hess Associates, Stroudsburg, Pennsylvania, scale being 1"=100' on file in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 19, page 53, and in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Volume 11, page 31

Being Lot No. 306 on the above mentioned plan prepared by Edward C. Hess Associates, Inc.

**BEING THE SAME PREMISES** which Priscilla Parks and Wayne Charles and Heather Charles, his wife, by deed dated 12/06/2006 and recorded 12/11/2006 in Book 2290 Page 3060 conveyed to Stephanie L. Fields.

Pin #: 09734503336409

Tax Code #: 09/4F/1/65

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

**STEPHANIE L. FIELDS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9216 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, JAN 29, 2015  
AT 10:00 A.M.**

**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. 29 on a certain map of plan of lots entitled, "Subdivision of Winona Lakes, Section 12, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 7, 1972 and revised October 14, 1972 prepared by Edward C. Hess Associates, Scale 1 feet=100 feet on the below recited prior Deed "recorded October 24, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 18 page 7.

**BEING THE SAME PREMISES** which Richard Geller and Reiny Geller, husband and wife, by deed dated 09/30/2009 and recorded 10/02/2009 in Book 2360 Page 6903 conveyed to Keith W. Harlander and Nicole M. Harlander, husband and wife.

Pin #: 09734401199266

Tax Code #: 09/4D/2/34

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

**NICOLE M. HARLANDER**

**KEITH W. HARLANDER**

**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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 9087 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, JAN 29, 2015  
AT 10:00 A.M.**

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

Lot 5, as depicted on a certain map of "The Lodges", recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 21, 1978, in Plot Book Volume 39, page 5.

Being the same premises which Todd A. Martin, Sheriff, by deed being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 20th day of July, 2004, in Record Book Volume 2196, Page 6781, granted and conveyed unto the Bank of New York as Trustee in Fee.

Being Known As: 9 James Court, Mount Pocono, PA 18344

TAX CODE: 1063/1/4-6  
PIN NO.: 10636506381538

**TITLE TO SAID PREMISES IS VESTED IN Karen Gordon** by deed from The Bank of New York, as trustee, by its attorney-in-fact Countrywide Home Loans dated 08/23/2004 recorded 10/04/2004 in Deed Book 2203 Page 7970.

Having been erected thereon a single family dwelling.

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

**KAREN GORDON  
A/K/A KAREN B. 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  
NICOLE LABLETTA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6814 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 State of Pennsylvania, marked and designated as Lot No. 5511 Section S (erroneously mentioned as Section 5 on Deed Book Volume 1609, Page 964) 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. 14, Page 115.

**LESS AND EXCEPT** all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors. **SUBJECT** to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. **THEREFORE** the same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

**TITLE TO SAID PREMISES VESTED IN Linus Geake and Rachel Geake**, h/w, as joint tenants with rights of survivorship, by Deed from Rachel Geake, fka, Rachel Hartley, dated 07/25/2008, recorded 08/14/2008 in Book 2340, Page 4625.

TAX CODE: 0371/2/107  
TAX PIN: 03635704518614

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

**LINUS GEAKE  
RACHEL GEAKE**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1293 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, JAN 29, 2015  
AT 10:00 A.M.**

**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/Lots No. 529, Section No. J as shown on map of a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Paged 11, 13, 15 and 17.

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

Being Known As: 9827 Deerwood Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

Parcel number 03/9C/1/389

Pin Number 03635914426766

Title to said premises is vested in Julio Pluas aka Julio C. Pluas aka Julio C. Pluas by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, A CORPORATION ORGANIZED UNDER AN ACT OF CONGRESS AND EXISTING TO THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT dated December 8, 2004 and recorded December 13, 2004 in Deed Book 2210, Page 4026.

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

**JULIO PLUAS**

**AKA JULIO C. PLUAS**

**AKA JULIO C. PLAUS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 4017 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, JAN 29, 2015  
AT 10:00 A.M.**

**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, being known as Lot 5, Phas III, Canterbury Estates, as set forth on Map Entitled Final Plan, Major Subdivision, Canterbury Estates, Phase III, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 71, page 67.

UNDER AND SUBJECT to Declaration of Restrictive Covenants and Easements setfor Encumbering and Regulating the Property Known as Canterbury Estates, recorded in Record Book Volume 2061, page 9661 and set forth in Plot Book Volume 71, page 67.

Tax Code No. 17/92762

Tax Pin Number: 17639100282669

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

**WILLIAM T. PRUMOS**

**SHERYNE M. PRUMOS,**

Title to said premises is vested in William T. Prumos and Sheryne M. Prumos, husband and wife by deed from ROMEC INC. dated December 22, 2006 and recorded December 28, 2006 in Deed Book 2292, Page 280.

Being Known As: 5 Cranberry Road, Stroudsburg, Stroud, Monroe County, PA 18360

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 4220 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1603, Section C, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe, Pennsylvania made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot Book 8 at Page 159.

TOGETHER with and subject to conditions, restrictions and covenants of record and/or visible on the ground.

Parcel number 03/14C/1/22  
Pin Number 03634504846935

Title to said premises is vested in Timothy J. Kresge and Cynthia L. Kresge, husband and wife, by deed from Timothy B. Fisher II and Jill Radomsky Fisher, husband and wife dated November 26, 2003 and recorded December 1, 2003 in Deed Book 2175, Page 4966.

Being Known As: 1603 Woodland Drive, Pocono Summit, Coolbaugh, Monroe County, PA 18336  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CYNTHIA L. KRESGE AKA  
CINDY KRESGE AND  
TIMOTHY J. KRESGE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 7657 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, JAN 29, 2015  
AT 10:00 A.M.**

**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. 104 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner & 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"=100'", recorded October 2, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 17, Page 103.  
CONTAINING 12,000 square feet, more or less.

BEING THE SAME PREMISES which Frank Teague T/A V.I.P. Marketing, by deed dated 07/13/1987 and recorded 08/06/1987 in Book 1570 Page 653 conveyed to Carolyn Haeuser and Jay S. Haeuser.

Pin #: 09734401197856  
Tax Code #: 09/4D/4/99

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLYN HAEUSER  
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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7238 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THOSE CERTAIN** lot, piece or parcel of ground lying and being situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot 73 on that certain subdivision plan titled "Phase 1 - Sheet C, Northpark Estates, Middle Smithfield Twp., Monroe Co., PA," date November 13, 1998, last revised on January 11, 1999 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 72, page 89.

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

Parcel Number 09/91472

Pin Number 09734301466788

Title to said premises is vested in Yesenia Garcia by deed from LTS Development, Inc., a Pennsylvania Corporation dated March 28, 2002 and recorded April 3, 2002 in Deed Book 2118, Page 8447.

Being Known As: 73 Northpark Estates EM, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

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

**YESENIA GARCIA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 8686 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, JAN 29, 2015  
AT 10:00 A.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 lands located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 55 located on Lost Lantern Lane, as shown in the Final Plans Phase 2, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of February 6, 1995 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 6, 1995 in Plot Book 67 at Pages 47 and 48.

**Under** and subject to those certain covenants, conditions, easements, exceptions, reservations, restrictions, rights of way as set forth in the chain of title.

**BEING** the same premises which Kenya R. Debourg-Lighty, an individual, by Deed dated July 30, 2007, and recorded August 2, 2007, in the Monroe County Recorder of Deeds in Book 2312, Page 5064, as Instrument No. 200729386, granted and conveyed upon Derrick S. Davis and Melka I. Davis, husband and wife, in fee.

Parcel #17/89556

Pin #17730303439113

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

**DERRICK S. DAVIS AND  
MELKA I. DAVIS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1843 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
All that certain Condominium Unit situate, lying and being in the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 PA C.S. S3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium, dated June 29, 1987 and recorded October 15, 1987 in Monroe county Record Book Volume No. 1583 at Page No. 913 more particularly described as Unit #E133 in said Declaration aforesaid, and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 1.9230 percent interest in the Common Elements of this Condominium.

Title to said premises vested in **Carnell Pridgen and Helene Pridgen, h/w, tenants by the entireties**, by Deed from **Kanubhai K. Patel, a married man**, dated 11/10/2006 in Book 2288, Page 3835.

Tax Code: 10/6/1/16-33  
Tax Pin Number: 10635620715184

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

**CARNELL PRIDGEN  
HELENE PRIDGEN**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2256 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot or piece of land Situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, Being shown and designated as Lot No. 13, as set forth on Map or Plotting of Final Plan of Section 1, Subdivision of Cherry Lane Estates, dated December 1, 1971, by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania, and filed in The Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe at Plat Book Vol. 16, Page 25.

BEING the same premises which **Richard D. Rossiello, unmarried and Nanette S. Rossiello, unmarried** by Deed dated June 18, 1998 and recorded June 29, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2050 Page 1320, granted and conveyed unto **Robert R. Stockman, Jr. and Marsha R. Stockman, husband and wife**. BEING 3448 Wild Cherry Lane, Tannersville, PA 18301  
TAX ID: 12/3/2/7  
PIN: 12638304720662

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

**ROBERT R. STOCKMAN JR.  
AND  
MARSHA R. STOCKMAN A/K/A  
MARSHA RUTH STOCKMAN**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8787 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, JAN 29, 2015  
AT 10:00 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 No. 28, Section 'B' as shown 'Plotting of lots of Pocono Highland Lake Estates, Inc. Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.,' as recorded in Monroe County, Pennsylvania, in Plot Book No. 10, Page 141.

**KNOWN AS:** Lot 28, Section 'B' in Pocono Highland Lake Estates, Inc., Middle Smithfield Township, Monroe County, Pennsylvania.

**TITLE TO SAID PREMISES VESTED IN** Chriselle Cosme, by Deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of February 15, 2004 Equifirst Mortgage Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1 by its Attorney in Fact Barclays Capital Real Estate Inc., d/b/a HomEq. Servicing a Delaware Corporation, dated 10/27/2009, recorded 11/16/2009 in Book 2362, Page 6325.

**TAX CODE:** 09/110025  
**TAX PIN:** 09730402776019

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7663 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Pocono, Monroe County, Pennsylvania, being Lot No. 8, 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 Volume 35, Pages 117 and 121.

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

**Pin Number** 12/117303  
**Parcel Number** 12638202974944

Title to said premises is vested in Jose Quintana, Sr. and Philip Casiano by deed from MARK BANACK, SINGLE AND JAMES A. SWETZ, SINGLE dated February 17, 2006 and recorded February 22, 2006 in Deed Book 2258, Page 5720.

**Being Known As:** 1222 Woodland Drive f/k/a 8G Woodland Drive, East Stroudsburg, Pocono Township, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSE QUINTANA, SR.  
PHILIP CASIANO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
Bary J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2942 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, JAN 29, 2015  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and verand, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-148, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 6, 1997 and recorded on March 20, 1998 in Record Book Volume 2046 at Page 950, granted and conveyed unto Willie R. Ponder.

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

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

**WILLIE R. PONDER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 3325 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Borough of Stroudsburg, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a pipe on the Southerly side of Dreher Avenue from which a point at the intersection of the Southerly side of Dreher Avenue with the Westerly side of Foundry Street bears North sixty-two degrees eighteen minutes East distant ninety-four and seven-tenths feet; thence by lands of Ralph Warner et ux, South twenty-seven degrees fifteen minutes East one hundred thirty-two and forty-six one-hundredths feet to a pipe in line of lands formerly of H.B. Marsh and Son; thence by lands formerly of H.B. Marsh and Son South sixty-two degrees five minutes West forty-six feet to a pipe; thence by other lands of Grover S. Fabel et ex, of which this lot was formerly a part, North twenty-seven degrees fifteen minutes West one hundred thirty-two and sixty-five one-hundredths feet to a point; thence along the Southerly side of Dreher Avenue North sixty-two degrees eighteen minutes East forty-six feet to the place of BEGINNING.

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

**PIERRE A. MANACH**

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 2597 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 tract of land in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 2207, Section HI, Nadine Blvd., as shown in a subdivision map of Stillwater Lake Estates, Inc., which is recorded in Monroe County Recorder's Office in Stroudsburg, PA 18360, and which subdivision map is hereby incorporated by reference and volume as part of this deed.

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

Pin Number: 03/14F/1/61

Parcel Number: 03634604904026

Being Known As: 2207 Nadine Boulevard, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346

Title to said premises is vested in from Dagma E. LeBlanc and Catherine Philbert by deed from Nationwide Realty Group Inc. dated March 26, 2004 and recorded April 13, 2004 in Deed Book 2187, page 110.

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

**DAGMA E. LEBLANC AND  
CATHERINE PHILBERT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 828 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, JAN 29, 2015  
AT 10:00 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 622 in Section F as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 18, 1965 and recorded May 19, 1965 at the Recorder of Deeds for Monroe County, in Map Book 9, page 199, BEING LOT NO. 622, Section F, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated February 18, 1965.

Being Known As: 622 F Pohopoco Road, Blakeslee, PA 18610

TAX CODE: 20/8G/1/90

PIN NO.: 20632113234332

TITLE TO SAID PREMISES IS VESTED IN Steven M. Karr by deed from Margaret M. De Arros, single dated 09/08/2006 recorded 09/20/2006 in Deed Book 2281 Page 6018.

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

**STEVEN M. KARR**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JORDAN DAVID,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2695 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 1407, Section II Pleasant Valley Estates, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 13, Page 65.

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

Title to said premises is vested in Cathi J. Bittenbender and Daniel S. Bittenbender Sr., husband and wife, by Deed from Cathi J. Bittenbender and Daniel S. Bittenbender, Sr., her husband dated May 2, 2005 and recorded May 4, 2005 in Deed Book 2224, Page 2056.

Being Known As: 1407 Dogwood Lane, Kunkletown, Polk, Monroe County, PA 18058  
Parcel Number 13/8B/1/177  
Pin Number 13622901160493

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

**CATHI J. BITTENBENDER AND  
DANIEL S. BITTENBENDER, SR.**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5089 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, JAN 29, 2015  
AT 10:00 A.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 **Middle Smithfield Township**, Monroe County, Pennsylvania, marked and designated as Lot Number 17, Section 4 as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County in Plot Book 17, page 59, and by later subdivision noting the lot by number in the plan in Plot Book 18, page 39.

**UNDER AND SUBJECT TO** any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

**TITLE TO SAID PREMISES VESTED IN** Ann Marie Berardi and George Berardi, by Deed from Cyrus Gadaleta and Alice Gadaleta, his wife, dated 01/12/2001, recorded 01/19/2001 in Book 2090, Page 1864.

TAX CODE: 09/4C/4/96  
TAX PIN: 09734404523753

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

**GEORGE D. BERARDI  
ANN MARIE BERARDI**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5232 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 478, Section H as shown on map of A Pocono Country Place, on file in the Recorder's Office of Stroudsburg, Pennsylvania in Plot Book No. 19, pages 21, 23 and 25.

BEING THE SAME PREMISES which Emmett K. Mock and Edith Mock, husband and wife, by deed dated 11/23/2006 and recorded 12/27/2006 in Book 2291 Page 9873 conveyed to Bear Trail Preservation Trust, E & K Freedom Properties, LLC, as Trustee.

Pin #: 03-6358-09-06-8658  
Tax Code #: 03/8E/1/633

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

**BEAR TRAIL PRESERVATION TRUST,  
E & K FREEDOM  
PROPERTIES, LLC,  
AS TRUSTEE  
EDITH MOCK**

**EMMETT K. MOCK  
MORTGAGOR(S) AND  
RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1451 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Chestnut Hill, County of Monroe and State of Pennsylvania, being Lot 49, Phase 1, as is more particularly set forth on the Plot Map of Whispering Woods, dated September 24, 2001 and Recorded April 5, 2002 in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Pages 52, 53, 54, 55, 56 and 57.

TITLE TO SAID PREMISES VESTED IN Luis M Alfonso and Cindy L Alfonso, husband and wife as tenants by the entirety, his, her, their, heirs, personal representatives, its successors and assigns, from Marina R Alfonso and Alberto Alfonso, husband and wife, and Luis Alfonso and Cindy L Alfonso, husband and wife, by Special Warranty Deed, dated 11/20/2003 and recorded 12/17/2003 in Book 2177 Page 702 Instrument #200363372.

TAX CODE: 02/96405  
TAX PIN# 02624902692950

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

**LUIS M. ALFONSO  
CINDY L. ALFONSO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4704 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 **Stroud Township**, Monroe County, Pennsylvania, being Lot 83, located on Eastshore Court, as shond on the **FINAL PLANS PHASE 1, BLUE MOUNTAIN LAKE**, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 65, Page 80, 81 and 82. **UNDER AND SUBJECT** to any and all coveants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

Title to said premises is vested in Eric R. Mars and Kimberly Mars by deed from Eric R. Mars and Kimberly Mars, husband and wife, by deed from ERIC R. MARS, MARRIED dated August 5, 2005 and recorded August 11, 2005 in Deed Book 2235, Page 8479.

Parcel 17/112394

Pin Number 17730303425110

Being Known As: 83 East Shore Court, East Stroudsburg, Stroud, Monroe County, PA 18301

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

**ERIC R. MARS AND  
KIMBERLY MARS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 2196 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 sitaute in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot #406, lcoated on Analomink Point as shown on final plans Phase 9, Blue Mountain Lake, a planned unit development, approved by the Stroud Township Board of Supervisors and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73, page 227.

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

**TITLE TO SAID PREMISES IS VESTED IN** Leonard Rock, an individual and Dolores Williams, an individual, by Deed from Kim M. Gurley and James E. Gurley, her husband, dated 05/18/2006, recorded 05/23/2006 in Book 2268, Page 4316.

TAX CODE: 17/96084

TAX PIN: 17730201273778

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

**LEONARD ROCK  
DOLORES WILLIAMS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8559 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, JAN 29, 2015**

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

**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. 700, Section J, 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 22 at Pages 11, 13, 15 and 17.**

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

Being the same property which Ronen Kosokhar and Alia Krasner, husband and wife, granted and conveyed unto Alia Krasner by deed dated August 9, 2004 and recorded October 27, 2004 in the Recorder's Office of said County in Deed Book 2205 Page 9865.

9097 Idlewild Drive f/k/a 700 Idlewild Drive, Tobyhanna, PA 18466

PIN No.: 03635918314748

Tax Parcel No. 03/9C/1/129

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

**ALLA KRASNER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

BRETT A. SOLOMON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5529 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, JAN 29, 2015**

**AT 10:00 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 and being in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Lots Nos. 40, 41, 42, 43, 44 and 45 in Block A of Section No. 3 respectively as shown on the survey and original plat of Pocono Mountain Campsites, Inc., Monroe County, PA, made by a registered surveyor and of record in the Recorder of deeds Office of Monroe County, PA, in Plot Book Volume 9, Page 67, reference being made thereto for a more particular description of the lot or lots hereinbefore described.**

Being Known As: 43 Beaver Trail, Scotrun, PA 18355

TAX CODE: 12/16C/2/43 & 12/16C/2/9

PIN NO. 12635308895618 & 12635308894668

**TITLE TO SAID PREMISES IS VESTED IN Mark Kobialka by deed from Household Finance Consumer Discount dated 07/30/2007 recorded 08/09/2007 in Deed Book 2313 Page 1218.**

Having been erected thereon a single family dwelling.

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

**MARK KOBIALKA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JORDAN DAVID,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3077 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 25, Section E, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Column 9, Page 103.

Being Known As: 116 Timberlane Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301  
Parcel #09/13B/1/161  
Pin #09731604840465

Title to said premises is vested in Jennifer Hobbs and Shawn H. Hobbs, husband and wife by deed from Ralph J. Bell, widower dated July 13, 2006 and recorded August 21, 2006 in Deed Book 2278, page 1692.

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

**JENNIFER HOBBS AND  
SHAWN H. HOBBS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 4389 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, JAN 29, 2015  
AT 10:00 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 Paradise**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1010, as shown on Plotting IIIB, Timber Hill, Inc., Monroe County, Pennsylvania, made by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 21, Page 23.

**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 Jerome M. Heller and Jeanette . Palmer-Heller**, his wife, by Deed from Jerome M. Heller and Jeanette M. Palmer, n/b/m, Jeanette M. Palmer-Heller, dated 12/12/2000, recorded 12/19/2000 in Book 2088, Page 7613.

TAX CODE: 11/3A/1/66

TAX PIN: 11639503007516

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

**JEROME M. HELLER  
JEANETTE M. PALMER-HELLER A/K/A  
JEANETTE M. PALMER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 4546 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 408, located on Analomink Point as shown on final plans Phase 9, Blue Mountain lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73, page 227.

**UNDER AND SUBJECT, NEVERTHELESS**, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record. **TITLE TO SAID PREMISES VESTED** in Michael Burnett and Jolita Burnett, h/w, by Deed from Sirva Relocation Credit, LLC, a Delaware Limited Liability Company, dated 06/17/2008, recorded 06/25/2008 in Book 2337, page 5475.

**TAX CODE:** 17/96086

**TAX PIN:** 17730201275604

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

**MICHAEL BURNETT  
JOLITA BURNETT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5430 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THAT FOLLOWING** lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 110, Section One, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates", and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, at Page 51.

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

Being the same property which Alfred Sausa and Mary Ann Sausa, husband and wife, granted and conveyed unto Gregorie L. Britto, an unmarried individual by deed dated June 6, 2002 and recorded June 11, 2002 in the Recorder's Office of said County in Book 2124 Page 1084.

33 Lake of the Pines, Middle Smithfield, PA 18301

Pln No.: 09734404502644

Tax Parcel No. 9/4C/1/76

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

**GREGORIE L. BRITTO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

BRETT A. SOLOMON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 2704 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** the following lot situate in the **Township of Chestnut Hill**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

**BEING** all of Lot 3109, Section LL 2, as shown and designated on Plan of Indian Mountain Lakes, Section LL2, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated November 7, 1980 and recorded September 16, 1983 at the Recorder of Deeds for Monroe County in Map Book 52, Page 113.

**UNDER AND SUBJECT** to restrictions and conditions as set forth in Deed Book 1437, Page 929.

**TITLE TO SAID PREMISES VESTED** in Herbert Pfeffer and Amanda Pfeffer, h/w, by Deed from Falcon Crest Homes, Inc., dated 10/12/2005, recorded 10/14/2005 in Book 2243, Page 9051.

**TAX CODE:** 02/17A/1/11

**TAX PIN:** 02632001375769

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

**HERBERT PFEFFER  
AMANDA PFEFFER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JOSEPH E. DEBARBERIE,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7789 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 54, 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, in and for Monroe County, in Plot Book No. 35 at Pages

229, 121, 123 and 124.

**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 Lonnei Pearson and Nichelle Pearson, by Deed from Jocelyn B. Little, dated 10/20/2005, recorded 10/28/2005 in Book 2245, Page 7431.

**TAX CODE:** 12/117350

**TAX PIN:** 12639201092910

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

**LONNIE PEARSON  
NICHELLE PEARSON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 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, JAN 29, 2015**

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

**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 #207 of Hickory Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 59, Page 238.

**BEING THE SAME PREMISES** conveyed unto the Grantor herein by Deed from the Tax Claim Bureau of Monroe County dated July 11, 2003 and recorded in the Office of the Recorder of Deeds of Monroe County in Record Book 2171, Page 7264.

**TITLE TO SAID PREMISES VESTED** in Stacey Nash and Sandra D. Simon, joint tenants with right of survivorship, by Deed from David S. Wengerd and Emma L. Wengerd, dated 10/19/2007, recorded 01/16/2008 in Book 2325, Page 3934.

**PARCEL IDENTIFICATION NO:** 3/3A/3/35, MAP #: 03-6357-02-87-1184

**IMPROVEMENTS:** Residential dwelling

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****STACEY NASH AND SANDRA D. 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  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1506 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, JAN 29, 2015  
AT 10:00 A.M.**

**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, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: Lot 2609, Section 6, as set forth on map entitled Plotting of POCONO FARMS EAST, Coolbaugh Township, Monroe County, Pennsylvania, made by Achtermann Associates, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plot Book No. 17, Page 121.

Being the same property which Carole Bowen, an unmarried widow, granted and conveyed unto Marlito D. Viloria and Cynthia G. Viloria, husband and wife by deed dated April 25, 2002 and recorded May 6, 2002 in the Recorder's Office of said County in Book 2121 Page 2523.

2609 Dorset Road, Tobyhanna, PA 18466

Permanent Parcel No.: 3/4B/3/92

PIN No.: 03636703103188

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****CYNTHIA G. VILORIA AND  
MARLITO D. VILORIA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRETT A. SOLOMON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8801 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Paradise, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 806, Section IIIB, as shown on the map of Timber Hill, Inc., on file in the Recorder of Deeds at Stroudsburg, Pennsylvania in Plat Book no. 121 at Page 23.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. BEING THE SAME PREMISES which Brenda Muller, married and Eileen Stanley, by deed dated 07/28/2000 and recorded 08/02/2000 in Book 2082 Page 2949 conveyed to Peyser Valderrama and Evelyn Valderrama, husband and wife.

Pin #: 11639503025336

Tax Code #: 11/3A/1/127

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****EVELYN VALDERRAMA  
PEYSER VALDERRAMA****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 FILLIPPELLO,  
ESQUIRE

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 3466 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Stroud, County of Monroe, and Commonwealth of Pennsylvania, described as follows:**

Being Lot No. 20, as shown on map titled Canterbury Estates, Phase II, filed in the Office of the Recorder of Deed in and for Monroe County, Pennsylvania on June 18, 2014, in plot book volume 76, page 91.

Being known as: Lot 20 Canterbury Estates Sectino II a/k/a/ 20 Canterbury Estates II n/k/a 341 Autumn Lane, (Stroud Township), Stroudsburg, PA 18301

TAX CODE: 17/97540  
PIN NO.: 17639100061459

**TITLE TO SAID PREMISES IS VESTED IN Maria I. Sharma and Virender Pall Sharma (as husband & wife) by deed from Romec, Inc., a corporation dated 11/20/2004 recorded 12/28/2004 in deed book 2211 page 9302.**

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

**MARIA SHARMA A/K/A MARIA I. SHARMA  
VIRENDER SHARMA A/K/A VIRENDER PALL  
SHARMA A/K/A VIRENDER P. SHARMA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABLETTA, ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9182 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING lots situate in the Townships of Price and Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lots No. 7 and 39, Section "B" as shown on "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E." as recorded in Monroe County, Pennsylvania, in Plot Book 9, Page 39 and Plot Book 10, Page 141.**

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

Being Known As: 826 Lake Drive, Lot #7, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301  
Parcel Number 09/17A/1/72  
Pin Number 09730402765070

Title to said premises is vested in Efrén Serrano by deed from DAVID S. WENGERD dated January 15, 2010 and recorded January 20, 2010 in Deed Book 2365, Page 7186.

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

**EFREN SERRANO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 2775 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, JAN 29, 2015

AT 10:00 A.M.

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 Chestnuthill, County of Monroe and State of Pennsylvania, being Lot 33, Phase 1, as is more particularly set forth on the Plot Map of Whispering Woods, dated September 24, 20-01 and recorded April 5, 2002 in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Pages 52, 53, 54, 55, 56 and 57.

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 Gerald E. Eisenhour, III, a married individual, by Deed from LTS Development, Inc., a Pennsylvania Corporation, dated 09/12/2002, recorded 09/18/2002 in Book 2131, Page 6436.

TAX CODE: 02/96389

TAX PIN: 02634004702307

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

**GERALD E. EISENHAUR, 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  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5952 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, JAN 29, 2015

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 7121, Section M-1, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County Pennsylvania, in Plot Book

No. 16 and page 43.

BEING THE SAME PREMISES WHICH Ronald A. Andruchowitz, widower, by Deed dated 5/2/2003 and recorded 5/22/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2154, Page 2104, granted and conveyed unto Bruce Desimone and Margaret Desimone, husband and wife, as tenants by the entireties.

IMPROVEMENTS: Residential property.

TAX CODE NO. 03/7J/2/114

PIN #03635703304288

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

**BRUCE DESIMONE**

**MARGARET DESIMONE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6597 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, JAN 29, 2015

AT 10:00 A.M.

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 Paradise, County of Monroe, and Commonwealth of Pennsylvania, being known as Lot No. 68 on a map entitled "Final Subdivision Plan - Wyndham Hills - Section Two" and recorded in Monroe County Plot Book Volume 58 at page 63.

Title to said premises is vested Elzbieta Branska a/k/a Elibieta Branska by deed from Piotr Branski and Elzbieta Branska dated February 8, 2005 and recorded February 17, 2005 in Deed Book 2216, Page 63054.

Parcel Number 11/5B/2/68

Pin Number 11637604805665

Being Known As: 70 Wyndham Hills, Cresco, Paradise, Monroe County, PA 18326

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

**PIOTR BRANSKA A/K/A**



**PIOTR BRANSKI  
ELZBIETA BRANSKA A/K/A  
ELIBIETA BRANSKA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 5128 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lots, parcels or pieces of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lots 290 & 291, 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.

BEING the same premises which Bank One, National Association, F/K/A The First National Bank of Chicago, by Residential Funding Corporation, its attorney in fact by Deed dated October 24, 2003 and recorded November 5, 2003 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2173 Page 2036, granted and conveyed unto Joel Quintana and Brianne Quintana, husband and wife.

BEING 4165 Brook Court, Tobyhanna, PA 18466

TAX ID: 03/8B/2/93

PIN: 03635815625752

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

**JOEL QUINTANA  
BRIANNE QUINTANA**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 4142 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, JAN 29, 2015  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 6038, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, by Bellante & Clauss" and recorded Monroe County, in Plot Book Volume 11, Page 69.

**TOGETHER WITH AND SUBJECT TO** the Easements, Covenants, Conditions and Restrictions as are of record and/or visible on the ground.

Being Known As: 6038 Lake Road, Tobyhanna, Coolbaugh, Monroe County, PA 18466

Parcel Number 03/7E/1/12

Pin Number 03635701253345

Title to said premises is vested in Dennis C. McGowan by deed from CAROL SPIRKO dated February 23, 2003 and recorded February 13, 2003 in Deed Book 2144, Page 8367.

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

**DENNIS C. MCGOWAN  
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  
MARC S. WEISBERG, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8751 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, JAN 29, 2015**

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

**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, Commonwealth of Pennsylvania, being Lot No. 66, Section F, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 33, Pages 101, 103.**

**TITLE TO SAID PREMISES VESTED IN Prentice L. Sprewell, by Deed from Fannie Mae, aka, Federal National Mortgage Association, by its Attorney in fact, Phelan Hallinan & Schmiegel, by Power of Attorney recorded on 1/14/2009 BK 2347 PG 4318 Inst No 200901047, dated 12/13/2011, recorded 01/31/2012 in Book 2397, Page 4705.**

**TAX CODE: 17/15F/1/66**

**TAX PIN: 17638204918952**

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

**PRENTICE L. SPREWELL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7478 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, JAN 29, 2015**

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

**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, being Lot No. 55, Section 3A, Winona Lakes, Forest Lake Village, as recorded in Plot Book Volume 15, Page 75.**

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

**Pin Number 09/6B/1/82**

**Parcel Number 09733402754892**

**Title to said premises is vested in Norberto S. Lucio and Delia Lucio by deed from Norberto S. Lucio and Delia Lucio by deed from Harmon Homes, Inc dated October 4, 2002 and recorded October 11, 2002 in Deed Book 2134, page 229.**

**Being Known As: 513 Winona Lakes, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302**

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

**NORBERTO S. LUCIO**

**DELIA LUCIO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 190 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, JAN 29, 2015**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, being designated as Lot Number 206 as set forth on map entitled "Plot of Lots Harvest Acres, Section 1, Tobyhanna Township, Monroe County, Pennsylvania, dated December 15, 1972, Scale 1" to 100', Achterman Associates, Consulting Engineers, East Stroudsburg, Pennsylvania," and filed in the Office for the Recording of Deeds in and for Monroe County Pennsylvania in Plat Book Volume 21, Page 105. Together with and under and subject to all of the rights, obligations and responsibilities as set forth in the restrictive covenants as appear in the chain of title.

Tax Code/Parcel Number: 19/4A/2/22  
 PIN Number: 19-6345-03-03-0239  
 Property c/k/a 206 Fox Lane, Pocono Summit, PA 18346

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**EMMANUEL J. ARGENTIERI,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 3579 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 42, Section K, as shown on map of A Pocono Country Place on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plat Book No. 24 at Page(s) 1, 3, and 5.

Title to said premises is vested in Thomas P. Hayes and Victoria A. Hayes, husband and wife, by deed from Cost Control Marketing and Management, Inc., a Pennsylvania Corporation dated March 12, 1990 and

recorded March 12, 1990 in Deed Book 1726, Page 356.

Being Known As: 1417 Lakeside Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466  
 Parcel Number 03/9E/1/361  
 Pin Number 03635920802564

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

**THOMAS P. HAYES AND  
 VICTORIA A. HAYES**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 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 6793 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THE FOLLOWING** lot, situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 6116, Section N, as shown as 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Clauss' and recorded in Monroe County, Pennsylvania in Plot Book No. 14, page 111, previous deed erroneously stated Plot Book 14, page 25.

Being the same premises which Eli Landy, executor of the Estate of Rhonda F. Kreiselman by deed dated March 29, 1999 and recorded in the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg, PA in Record Book Volume 2062, page 0744; granted and conveyed unto Wayne P. Furnari, single man grantor hereof, in fee.

Parcel Identification No: 3/7J/1/19, Map #: 03-6356-02-57-5496

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

**ANTHONY S BERDOMAS**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 5816 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, JAN 29, 2015**

**AT 10:00 A.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 to land, lying and being situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Being Lots 67 and Lot 68, Section G, Lake-In-The-Clouds, Inc., et al., made by Robert E. Felker, Registered Surveyor, dated June 4, 1971, which map was recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Plat Book 16, Page 107, on the 12th day of May, 1972.

TITLE TO SAID PREMISES VESTED IN Andrew S. Powell from Joyce R. Powell and Joseph J. Powell and Andrew S. Powell, by Special Warranty Deed, dated 05/23/2005 and recorded 6/2/2005 in Book 2227 Page 5180 Instrument #200523643.

Tax Code: 01/28A/3/14 and 01/28A/3/15

Tax Pin Number: 01637902996416

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

**ANDREW S. POWELL**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1289 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, JAN 29, 2015**

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

**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 Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot 6, Section C, as shown on a Map of Cranberry Hill Corporation, Penn Estates, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 32, Page 105 and 109.

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

TITLE TO SAID PREMISES VESTED IN Alita Swanston and John Sotomayor, by Deed from Percudani Family Limited Partnership, dated 09/21/1998, recorded 09/23/1998 in Book 2053, Page 8189.

TAX CODE: 17/15D/1/7

TAX PIN: 17639201169711

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

**ALITA SWANSTON**

**JOHN SOTOMAYOR**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1939 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, JAN 29, 2015  
AT 10:00 A.M.**

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

All that certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 908, Section 1 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 16, page 49.

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

**TITLE TO SAID PREMISES VESTED** IN Louis B. Rivera and Denise M. Rivera, his wife, by Deed from Pocono Hickory Lane Inc., A Pennsylvania Corporation, dated 09/21/1986, recorded 10/16/1986 in Book 1517, Page 305.

**TAX CODE:** 03/4B/1/58  
**TAX PIN:** 03635704907062

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

**LOUIS B. RIVERA  
DENISE M. RIVERA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1111 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, JAN 29, 2015  
AT 10:00 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 Borough of East Stroudsburg, County of Monroe and State of Pennsylvania, designated and shown as Lot No. 15 and 16 on a map or plan of lots for the Heights Realty Association, said map or plan being filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe in Plat Book Vol. 8, page 110.

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

**TITLE TO SAID PREMISES VESTED** IN Frederick Dean Herr, Jr and Frances Maria Latona, by Deed from Judy L. Foley, dated 09/25/2001, recorded 07/02/2001 in Book 2099, page 6556.

**TAX CODE:** 05-114/2/14

**TAX PIN:** 05731114228835

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

**FREDERICK DEAN HERR, JR.  
FRANCES MARIA LATONA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8760 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 pieces of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5814, Section D-1, according to plan of Emerald Lakes, recorder in the office for the Recording of Deeds; etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 19, Page 111, bounded and described as follows, to wit: In Plot Book Volume and page Number according to aforementioned Plan on Record.  
**BEING THE SAME PREMISES** which Kevin Keane and

Mary Kim Keane, husband and wife, and Michael Keane and Diane Keane, husband and wife, by deed dated 12/02/1999 and recorded 12/07/1999 in Book 2072 Page 6951 conveyed to Tony Feliciano.

Pin #: 20-6344-04-70-8482

Tax Code #: 20/1C/1/460

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

**TONY FELICIANO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7010 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, JAN 29, 2015**

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

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

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

**BEING Lot No. 314, Linmar Estates, as shown on a map entitled Linmar Estates and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, in Plot Book Volume 53, Page 53.**

**BEING THE SAME PREMISES which Sheldon Kopelson, by deed dated 07/05/1984 and recorded 07/10/1984 in Book 1371 Page 333 conveyed to Martin Dzierzawic and Kathy Dzierzawic, husband and wife.**

Pin #: 17638002799373

Tax Code #: 17/17A/2/9

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

**KATHY DZIERZAWIC  
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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 1545 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, JAN 29, 2015**

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

**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. 5918, Section P, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss," on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 15, at Page 61.**

**BEING known and numbered as 5918 Mohawk Trail, Tobyhanna, PA 18466.**

**BEING the same premises which Coastal Environmental, Inc., by Deed dated May 10, 2002 and recorded May 14, 2002 in and for Monroe County, Pennsylvania, in Deed Book Volume 2121, Page 9042, granted and conveyed unto Olympia Boston.**

TAX CODE: 03/71/1/139

PIN NO: 03635704608113

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

**OLYMPIA BOSTON**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 146 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, JAN 29, 2015**  
**AT 10:00 A.M.**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6303 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, JAN 29, 2015**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot 222 on a plan entitled 'Creek Estates Subdivision, Middle Smithfield Township, Monroe Co. PA' on file in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania at Stroudsburg, Pennsylvania in Plot Book 64, Page 179. **TITLE TO SAID PREMISES IS VESTED** in Eric Bosak, a married man given by Thomas R. Wilmes and Leslie D. Wilmes, his wife, dated 04/24/2000, recorded 06/16/2000 in Book 2080, Page 1615.

TAX CODE: 09/88851

TAX PIN: 09731500841927

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

**ERIC BOSAK**

**THE UNITED STATES OF AMERICA**

**C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOSEPH E. DEBARBERIE,**  
 ESQUIRE

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

**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 piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 2108, Section 4, 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 Vol. 17 Page 119.

**BEING KNOWN** and numbered as 2108 Romeo Road, Tobyhanna, PA 18466.

**BEING THE SAME** premises which Vintage Realty, Inc., by deed dated December 19, 2003 and recorded February 4, 2004 in and for Monroe County, Pennsylvania, in deed book volume 2181, page 1129, granted and conveyed unto Vernetha Wright.

TAX CODE: 03/4D/1/319

PIN NO: 03636601189596

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

**VERNETHA WRIGHT**

**UNITED STATES OF AMERICA**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 2549 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, JAN 29, 2015**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being lot No. 4104, Section 8, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the county of County of Monroe, Pennsylvania in Plot Book 20, Page 33.

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

TITLE TO SAID PREMISES VESTED IN Steve A. Joseph, by Deed from Joann Roman, single and Marvin O. Leonard, Jr., single, dated 11/09/2011, recorded 11/10/2011 in Book 2394, Page 521.

TAX CODE: 03/4B/2/182

TAX PIN: 03636703026502

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

**JOANN ROMAN**

**MARVIN O. LEONARD, 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  
**JOSEPH E. DEBARBERIE,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7387 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, JAN 29, 2015  
AT 10:00 A.M.**

**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, being designated as Lot No. 15, Wooded Acres, 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 60, Page 339.  
PIN No. 08636102773151  
TAX ID No. 08/117512

BEING the same premises which Phoenix Soils, Inc., a Pennsylvania Corporation by Deed dated February 20, 2004 and recorded February 24, 2004 in the Monroe County Recorder of Deeds Office in Deed Book 2182, page 5718, granted and conveyed unto Michael P. Reynolds and Kristina K. Reynolds, husband and

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

**MICHAEL P REYNOLDS AND  
KRISTINA K REYNOLDS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**BRADLEY J OSBORNE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7258 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 #67 in Mountainview 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.  
Being Known As: 1406 Route 715, Stroudsburg, Jackson, Monroe County, PA 18360  
Parcel Number 08/86056  
Pin Number 08635100108453

Title to said premises is vested in Zinnia M. Ramos by Quit-Claim deed from ZINNA M. RAMOS AND MIGDALIA RAMOS dated November 14, 2007 and recorded November 29, 2007 in Deed Book 2322, Page 167.  
Being Known As: 1406 Route 715, Stroudsburg, Jackson, Monroe County, PA 18360

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ZINNIA M. RAMOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

f's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6258 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, JAN 29, 2015**

**AT 10:00 A.M.**

**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 Pocono , Monroe County, Pennsylvania:

Being Known As 63 G Hunters Woods Drive, East Stroudsburg, PA 18301

Parcel Number: 12/117360

Pin No.: 12638202995361

Improvements: Residential Property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ELIZABETH BYRNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET VASQUEZ UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FOR OR UNDER MARGARET VASQUEZ, DECEASED MILTON ROSADO, KNOWN HEIR OF MARGARET VASQUEZ**

**ESTATE OF MARGARET VAZQUEZ, C/O ELIZABETH BYRNE, PERSONAL REPRESENTATIVE TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6696 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, JAN 29, 2015**

**AT 10:00 A.M.**

**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 Pocono , County of Monroe, Commonwealth of Pennsylvania, being Lot 12, Section G, as shown on the Map of Cranberry Hill Corporation, Pennsylvania, in Plot Book No. 35, Pages 119, 121, 124 and 124.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as appear of Record.

**TITLE TO SAID PREMISES VESTED** in Eddie Acevedo and Noelia Echevarria, by Deed from Thomas Baez and Beverly Baez, his wife, dated 10/30/21003, recorded 11/04/2003 in Book 2172, Page 9066.

TAX CODE: 12/117307

TAX PIN: 12638202972876

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**NOELIA ECHEVARRIA  
EDDIE NELSON ACEVEDO  
A/K/A EDDIE ACEVEDO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 7417 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, JAN 29, 2015**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania. BEING Lot 315 on a Plan titled 'Map of Subdivision of Lands of Isaac Miller' recorded in Plot Book Volume 10, Page 93, (also recorded in Plot Book Volume 36, Page 103).

TITLE TO SAID PREMISES VESTED IN Roger Baisden, by Deed from Federal Home Loan Mortgage Corporation, by Kamiel Houston, attorney in fact by power of attorney recorded 8/20/04 in Book 2199 Page 8651 instrument number 200438359, dated 04/05/2005, recorded 05/19/2005 in Book 2226, Page 879.

TAX CODE: 19/2/2/59

TAX PIN: 19634404926291

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROGER BAISDEN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 6509 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH** ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 42, Sectino Nine, as shown on "Plotting of Sierra View", Monroe County, Pennsylvania, in Plat Book No. 34, Page 17.

**BEING THE SAME PREMISES** which U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as successor by merger to LaSalle Bank, N.A. as Trustee for the MLMI Trust Series 2006-MLN1, by deed dated 11/24/2009 and recorded 01/20/2010 in Book 2365 Page 7056 conveyed to Tiffany E Perry.

Pin #: 20633101282101  
Tax Code #: 20/3C/1/70

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TIFFANY E. PERRY**

**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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8552 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 Tunkhannock, County of Monroe and State of Pennsylvania, Being Lot No. 105, section no. 2, as shown on a plan of lots entitled "Final Plan - Section 2, Tunkhannock, Trails" Dated April 30, 1986, and recorded in the Monroe County Recorder's Office at Stroudsburg, Pennsylvania in plot book 58 at pages 194 and 195.

**BEING THE SAME PREMISES** which Todd Reynolds and Kristin Reynolds, by deed dated 11/19/2004 and recorded 12/01/2004 in Book 2209 Page 3799 conveyed to Antonio Mirassol and Maria Mirassol.

Pin #: 20633304849903  
Tax Code #: 20/1E/1/105

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTONIO MIRASSOL  
MARIA MIRASSOL**

**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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 858 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 88, Section D, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 103 and 105.**

**UNDER AND SUBJECT to covenants, conditions restrictions, etc. which appear in the chain of title.  
 Tax Code: 3/8B/2/153.**

**Being the same premises conveyed by Chase Manhattan Mortgage to Kenneth B. Haas by deed dated October 5, 2001 and recorded in Monroe County Record Book 2106, page 3078, etc.  
 Pin #03635815721553**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**KENNETH B. HAAS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 DANIEL L. PENETAR,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 6810 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, JAN 29, 2015  
 AT 10:00 A.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. 5, 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 614.**

**BEING THE SAME PREMISES which KAL-TAC, Inc., a Pennsylvania Corporation, by deed dated 05/18/2001 and recorded 05/21/2001 in Book 2096 Page 6179 conveyed to Earl H. Ernest and Christine Ernest, husband and wife.**

**Pin #: 14730400451664  
 Tax Code #: 14/91569**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CHRISTINE ERNEST  
 EARL H. ERNEST**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Jan. 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 9270 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, JAN 29, 2015  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER**

ER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN lot of land situate in Township  
of Middle Smithfield , Monroe County, Pennsylvania:

Being Known As 43 Rising Meadow Way n/k/a 187  
Rising Meadow Way, East Stroudsburg, PA 18301

PARCEL NUMBER: 09/97590

PIN NUMBER: 09734300035762

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:

CINDY JENKINS A/K/A

CINDY LEE JENKINS

LYNN VIGORITO A/K/A

LYNN L. VIGORITO

ANTHONY VIGORITO A/K/A

ANTHONY J. VIGORITO A/K/A

ANTHONY J. VIGORITO, DC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JORDAN DAVID,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 9379 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, JAN 29, 2015**

**AT 10:00 A.M.**

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 Stroud Township , Monroe County, Pennsylvania:

Being Known As 33 Myrtle Street, (Stroud Township),  
Stroudsburg, PA 18360

PARCEL NUMBER: 17/12/3/61-1

PIN NUMBER: 17639008877759

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:

LAWRENCE DESKO A/K/A

LAWRENCE GEORGE DESKO

EILEEN PRICE A/K/A

EILEEN DESKO PRICE A/K/A

EILEEN R. PRICE

WILLIAM PRICE A/K/A

WILLIAM C. PRICE A/K/A

WILLIAM G. PRICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania

HARRY B. REESE,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 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 4413 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, JAN 29, 2015**

**AT 10:00 A.M.**

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 3612, Section 7, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, page 123.

TITLE TO SAID PREMISES IS VESTED IN Sarah E. Sowell, by Deed from Federal Home Loan Mortgage Corporation, dated 12/13/2002, recorded 03/25/2003 in Book 2148, Page 3632.

TAX CODE: 3/4B/2/79

TAX PIN: 03636703114039

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:

SARAH E. SOWELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin



Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBARBERIE,  
ESQUIRE

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 2, 9, 16

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6753 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or land situate in Township of Tunkhannock , Monroe County, Pennsylvania: Being Known As 5910 Lookout Drive, (Tunkhannock Township), Albrightsville, PA 18210  
PARCEL NUMBER: 20/8K/1/126  
PIN NUMBER 20632103423863**

**IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GUY COLLINS A/K/A  
GUY J. COLLINS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 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, JAN 29, 2015  
AT 10:00 A.M.**

**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 the Township of Chestnuthill , Monroe County, Pennsylvania: BEING KNOWN AS 130 Shenandoah Trail a/k/a 130 Shenandoah Drive (Chestnuthill Township), Effort, PA 18330  
PARCEL NUMBER: 2/14E/1/77  
PIN NO: 02633104809377**

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3152 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, JAN 29, 2015  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

All the certain lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 207, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, Pages 11, 13, 15 & 17.

TITLE TO SAID PREMISES VESTED IN Marco V. Molina, by Deed from Nora Giurici and James C. Bertocci, dated 11/23/2004, recorded 12/01/2004 in Book 2209, Page 3972.

TAX CODE: 03/9B/1/127

TAX PIN: 03635919503563

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MARCO V. MOLINA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 2, 9, 16

IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:

DELORIS CANTEEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLE LABELLETTA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 8146 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, JAN 29, 2015**

**AT 10:00 A.M.**

**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 Chesnuthill, Monroe County, Pennsylvania:**

Being known as RR2 Box 2316B a/k/a 123 Wilson Cort, Saylorburg, PA 18353

Parcel Number: 2/6E/1/11

Pin Number: 02634103320212

Improvements: Residential Property

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:**

**PHILIP A. MARTIN**

**KRISTYN E. STEINER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 CAROLLO, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 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 440 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, JAN 29, 2015**

**AT 10:00 A.M.**

**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 the Township of Price, Monroe County, Pennsylvania:**

Being known as 528 Highland Drive, East Stroudsburg, PA 18301

Parcel Number: 14/6A/1/46

Pin Number: 14730402751929

Improvements: Residential Property

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:**

**SUSAN E. PETERSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 2, 9, 16