

**PUBLIC NOTICE**  
**Articles of Incorporation**  
**For Profit**

In compliance with the requirements of the applicable provisions of 15 Pa.C.S. (relating to corporations and unincorporated associations), the undersigned, desiring to incorporate a corporation, hereby state(s) that: **JWC General Contracting & Home Inspection Inc.**, 1134 Glendale Terrace, Tobyhanna, PA 18466, Monroe County, is incorporated under the Business Corporation Law of 1988.  
 PR - Nov. 21

**PUBLIC NOTICE**  
**CITIMORTGAGE INC.**

vs.  
**DONALD DUNN**  
**ROBIN DUNN**  
**6566CV12**

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

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

Your house (real estate) at 2511 SHAGBARK LANE a/k/a 1 SHAGBARK LANE a/k/a LOT 130 AND THE EASTERLY 37.5 FEET OF LOT 131, STROUDSBURG, PA 18360-7047 is scheduled to be sold at Sheriff's Sale on January 29, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

**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 Estates plan.

Tax Code #: 17/16A/1/29  
 PIN #: 17638102662149

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

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

PR - Nov. 21

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

Number 12339 CV 2010

LSF8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer v. Shawn Christopher Hennessy and Sharon Ann Hennessy

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

TO: Sharon Ann Hennessy

Your house (real estate) at 9 Eldorado Drive, Effort, Pennsylvania 18330 is scheduled to be sold at Sheriff's Sale on May 28, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$196,400.44 obtained by LSF8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer against you.

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

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

1. The sale will be canceled if you pay to LSF8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

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

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

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

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

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

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

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

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.**

YER 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  
ASSOCIATION DE LICENCIADOS**

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

P.O. Box 786

Stroudsburg, Pennsylvania 18360

(570) 424-7288

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

123 S. Broad St., Suite 1400

Philadelphia, PA 19109

215-790-1010

PR - Nov. 21

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 223 Civil 2013**

IndyMac Venture, LLC

v.

Michael Faunce and Mary Jo Melon

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

TO: Michael Faunce

Your house (real estate) at 406 Silver Fox Lane, Stroudsburg, Pennsylvania 18360 is scheduled to be sold at Sheriff's Sale on July 30, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$469,514.28 obtained by IndyMac Venture, LLC against you.

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

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

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

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

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

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

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

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

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

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

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

5. You have a right to remain in the property until the

full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

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ASSOCIATION DE LICENCIADOS**

Monroe County Bar Association

913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Philadelphia, PA 19109

215-790-1010

PR - Nov. 21

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 5556 cv11**

Queens Park Oval Asset Holding Trust

v.

Andrew Passione a/k/a Andrew M. Passione and Donna Passione

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

TO: Andrew Passione a/k/a Andrew M. Passione and Donna Passione

Your house (real estate) at 168 Lake Valhalla, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on January 29, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$185,656.93 obtained by Queens Park Oval Asset Holding Trust against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE**

**TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

on how to obtain an attorney.)

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

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

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**FIND A LAWYER PROGRAM  
ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Association Find a Lawyer Program**

**913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
(570) 424-7288**

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
215-790-1010**

PR - Nov. 21

**PUBLIC NOTICE  
CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
MONROE COUNTY  
Number 6444CV12**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-6

v.

Philip Rivera and Minerva Rivera

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

**TO: Philip Rivera and Minerva Rivera**

Your house (real estate) at H557 Bumblebee Way, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on **March 26, 2015 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of

\$151,071.60 obtained by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-6 against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2005-6 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
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ASSOCIATION DE LICENCIADOS  
Monroe County Bar Association  
Find a Lawyer Program  
913 Main Street  
P.O. Box 786**

Stroudsburg, Pennsylvania 18360  
570-424-7288

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
215-790-1010

Stroudsburg, PA 18360

Louis D. Powlette, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

PR - Nov. 21

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

The following Executors, Administrators, Trustees or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

IN RE:  
IN RE: ESTATE OF MARY COPPOLINO, Deceased  
First and Final Account of Maryann Williams, Testatrix

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 4th day of November 2014, at 9:30 a.m.

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

GEORGE J. WARDEN  
Clerk of Orphans' Court

PR - Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF ANTOINETTE VLISMAS, deceased August 22, 2014, late of Henryville, 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 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.

SPIRO VLISMAS, Executor  
136 Station Hill Road, P.O. Box 202  
Henryville, PA 18332

JOHN J. McGEE, Esq.  
400 Spruce Street, Suite 302  
Scranton PA 18503

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF DENISE L. GOULD, late of Stroud Township, Monroe County, Pennsylvania.

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

Administrator:  
Robert G. Gould  
2179 West Main Street

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of EDITH L. FLORY a/k/a EDITH FLORY  
Late of Smithfield Township, Monroe County, 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 within the County where notice may be given to Claimant.

Patricia A. Mikels, Executrix  
c/o

Thomas F. Dirvonas, Esquire  
11 North 8th Street  
Stroudsburg, PA 18360

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF FRIEDA FABEL, a/k/a FRED A. FABEL, a/k/a FRED A. FABEL, Deceased, late of Hamilton 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 to their attorney, and to file with the Clerk of Common Pleas, Monroe County, Orphans' Court Division, a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

WILLIAM D. FABEL, Executor  
83 West Ettwein Street  
Bethlehem, PA 18018

SUZANNE MURRAY, Co-Executor  
120 Inwood Ave.  
Upper Montclair, NJ 07043  
or to:

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

PR - Nov. 21, Nov. 28, Dec. 5

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Garry A. Ferro, deceased  
Late of Chestnuthill Township, Monroe County

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

Mariann Ferro, Executrix  
c/o

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

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **JON NICHOLAS CUSCANI** a/k/a **JON N. CUSCANI** a/k/a **JON CUSCANI**, late of Tobyhanna Township, County of Monroe and Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make payment, and those having claims or demands against it to make the same known without delay to:

Susan Mary Cuscanni  
c/o

John J. Bartos, Esquire  
100 Brodhead Road, Suite 130  
Bethlehem, PA 18017

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **JOSEPH ALEXANDER HAWKINS** a/k/a **JOSEPH A. HAWKINS**, Deceased February 27, 2014, of Saylorburg, Monroe County.

Letters of Administration in the above named estate having been granted to the undersigned.

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

Administrator:

Jennifer Hawkins

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

Martino and Karasek, L.L.P.  
David A. Martino, Esquire  
PA Route 209, P.O. Box 420  
Brodheads ville PA 18322

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **JOSEPH MOONEY**

Late of Stroud Township, Monroe County, deceased

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

Joseph Michael Mooney  
c/o

Thomas F. Dirvonas, Esquire  
11 N. Eighth St.  
Stroudsburg, PA 183690

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Laura M. Rhyne**, deceased, late of Buck Hills Falls, Monroe County, Pennsylvania.

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

Robert S. Delaney, Administrator

or to his attorney:

Richard D. James, Esquire  
39 North Seventh St.  
Stroudsburg, PA 18360  
570-421-0860

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **LAURIE A. OSTI**, Deceased August 1, 2014, of Effort, Monroe County

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

Executor:

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

Martino and Karasek, L.L.P.  
David A. Martino, Esquire  
PA Rte 209, P.O. Box 420  
Brodheads ville PA 18322

PR - Nov. 21, Nov. 28, Dec. 5

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Leona Pearl Beers** a/k/a **Leona P. Beers**, deceased

Late of Coolbaugh Township, Monroe County

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

Wayne A. Beers, Executor  
c/o

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

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **MARY BERNARDO**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Anthony Marino, Executor  
15 Westerly Lane South  
Thornwood, NY 10594

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

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Muriel L. Williams**, deceased, late of Kunkletown, Monroe County, Pennsylvania.

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

Roger E. Williams  
8 Levelwind Court  
Greensboro, NC 27455

Vincent G. Williams Jr.  
5824 Kiltshire Road  
Durham, NC 27712  
executors, or to their attorney

Steckel and Stopp  
By: Charles W. Stopp, Esquire  
125 S. Walnut Street, Suite 210  
Slatington, PA 18080

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Nancy B. Sherer a/k/a Nancy Sherer**, late of 530 Bruch Road, Kunkletown, County of Monroe, State of Pennsylvania.

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

Cindy M. Nothstein  
2075 Stagecoach Road West  
Palmerton, PA 18071

Roger L. Sherer Jr.  
250 Scenic Drive  
Kunkletown, PA 18058

or to their attorney:

Gerald F. Strubinger Jr., Esquire  
Strubinger & Gazo, P.C.  
505 Delaware Avenue  
P.O. Box 158  
Palmerton, PA 18071-0158

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **NICHOLAS CAVATAIO**, a/k/a **NICHOLAS JOHN CAVATAIO**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Rosanne Cavataio

c/o Daniel P. Lyons, Esquire  
11 North Eighth Street  
Stroudsburg, PA 18360

PR - Nov. 21, Nov. 28, Dec. 5

**PUBLIC NOTICE  
INCORPORATION NOTICE**

**SR INV Company** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael Gazza, Esquire  
63 Fairview Avenue  
Mount Pocono, PA 18344

PR - Nov. 21

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **RONALD R. HARKENREADER**, late of the Township of Polk, County of Monroe and Commonwealth of Pennsylvania.

NOTICE IS HEREBY GIVEN that Letters of Administration on the above-named estate have been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

CAROL E. HARKENREADER  
Administratrix  
c/o

GAIL WEINER SHERER, ESQ.  
70 E. Broad St.  
P.O. Box 1426  
Bethlehem, PA 18016-1426

PR - Nov. 14, Nov. 21, Nov. 28

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF **WILLIAM G. QUINLAN**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Brenda B. Haverstick, Executrix  
8 Juliada Drive  
Labanon, PA 17042

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

PR - Nov. 21, Nov. 28, Dec. 5

**PUBLIC NOTICE  
ESTATE NOTICE**

LETTERS OF TESTAMENTARY on the ESTATE OF **PAUL C. BUSH**, deceased, have been granted to Ruth Bush. All persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing without delay, to the undersigned, or to her attorney, within four (4) months from the date hereof, and to file with the Clerk of Courts of the Court of Common Pleas, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit, setting forth an address within the county where notice may be given to claimant.

Ruth Bush  
177 Oak Run Lane  
Stroudsburg, PA 18360

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

PR - Nov. 7, Nov. 14, Nov. 21

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE is hereby given of the filing of Articles of Incorporation with the Pennsylvania Department of State effective on or about Oct. 16, 2014 for the purpose of establishing a Business Corporation under the Pennsylvania Business Corporation Law of 1988. The name of the proposed corporation is "**NAUMAN CONTRACTING INC.**"

JOSEPH S. WIESMETH

ATTORNEY AT LAW, PC

Joseph S. Wiesmeth, Esquire  
Attorney ID No. 49796  
919 Main Street  
Stroudsburg, PA 18360

PR - Nov. 21

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 28, 2014. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **WILKINS REAL ESTATE AGENCY CORPORATION**.

Timothy B. Fisher II, Esquire  
Fisher & Fisher Law Offices, LLC  
3041 Route 940, Suite 107  
Mount Pocono, PA 18344

PR - Nov. 21

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PA  
CIVIL ACTION  
NO. 4597 CV 14**

Deutsche Bank National Trust Company, as Indenture Trustee of the Aames Mortgage Investment Trust 2005-1, Plaintiff vs. Timothy Arenz a/k/a Timothy M. Arenz, Defendant

**NOTICE OF SALE OF REAL PROPERTY**

To: Timothy Arenz a/k/a Timothy M. Arenz, Defendant, whose last known addresses are c/o Papillon and Moyer Excavating (POE), 186 Murphy Run, Stroudsburg, PA 18360; 153 Center Road, Stroudsburg, PA 18360; P.O. Box 465, Reeders, PA 18352; and 1 Cays Road, Reeders, PA 18352.

Your house (real estate) at 1 Cays Road, Reeders, PA 18352, is scheduled to be sold at the Sheriff's Sale on June 25, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$170,373.82, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF JACKSON, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 1 Cays Road, Reeders, PA 18352. PARCEL NUMBER: 08/116719. PIN NUMBER: 08635104929342. IMPROVEMENTS: Residential Property TITLE TO SAID PREMISES IS VESTED IN Timothy M. Arenz BY DEED FROM Estelle J. Wolf and Albert Wolf, Deceased DATED 11/19/2004 RECORDED 12/01/2004 IN DEED BOOK 2209 PAGE 3820. HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400.**

PR - Nov. 21

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No.: 4840 CV 2012**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION, INC.

Plaintiff,  
vs.  
CHRISTOPHER LOPEZ,  
Defendant

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

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

Your real estate at Unit 12B, Int. No. 11, Fairway

Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on January 29, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 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

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

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

PR - Nov. 21

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
No.: 8726 CV 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.

Plaintiff,  
vs.  
WILLIAM A. HARDY and  
CAROL A. DONEGAN-HARDY,  
Defendants

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

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

Your real estate at Unit 89, Int. No. 46, River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on January 29, 2015 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT 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 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 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

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

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

PR - Nov. 21

**PUBLIC NOTICE**  
In The Court  
of Common Pleas  
of Monroe County, PA  
Civil Action-Law  
No. 8482 CV 14

**Notice of Action in Mortgage Foreclosure**

JPMorgan Chase Bank, National Association, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Rita McElhenney, deceased, Defendant(s)

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

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association  
Find a Lawyer Program  
913 Main St.  
Stroudsburg, PA 18360

Christopher A. DeNardo, Bradley J. Osborne, Chandra M. Arkema & Leeane O. Huggins, Attys. for Plaintiff

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

PR - Nov. 21

**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. 6896-CV-14

GREEN TREE SERVICING LLC  
Plaintiff

vs.

HECTOR MALDONADO  
OSVALDO TINEO  
Defendants

**NOTICE**

To: **HECTOR MALDONADO**

You are hereby notified that on August 21, 2014, Plaintiff, GREEN TREE 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. 6896-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 37 SUMMIT DRIVE, MOUNT POCONO, PA 18344-1709 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 - Nov. 21

**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. 5454-CV-14

NATIONSTAR MORTGAGE LLC  
Plaintiff

vs.

WILMER FREIRE  
Defendant

**NOTICE**

To: **WILMER FREIRE**

You are hereby notified that on July 2, 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. 5454-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8024 ELIZABETH LANE A/K/A, 8087 ELIZABETH LANE, TOBYHANNA, PA 18466 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - Nov. 21

**PUBLIC NOTICE  
 NOTICE OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Allen Cooper of Monroe County, PA, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of 11/12/14, an application for a certificate to do business under the assumed or fictitious name of **Y.A.C. Ministries, Inc.**, said business to be carried on at 114 Sciota Garden Rd., Sciota, PA 18354.

PR - November 21

**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 9245 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

AN UNDIVIDED (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. 119, 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 May 13, 1987 and recorded on July 7, 1987 in Record Book Volume 1563 at Page 1677 granted and conveyed unto Francis V. Sabatino, Sr. and Aurora Sabatino. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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. 119, 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 May 30, 1987 and recorded on June 26, 1987 in Record Book Volume 1562 at Page 338 granted and conveyed unto Francis V. Sabatino, Sr. and Aurora Sabatino.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 FRANCIS V. SABATINO SR  
 AND AURORA SABATINO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 8890 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, DEC 4, 2014  
 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 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 33 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 87, 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 Jonathan Dryer a/k/a Jonathan Dreyer and Allison Dryer a/k/a Allison Dreyer, by deed dated August 8, 2002 and recorded on August 15, 2002 in Record Book Volume 2129 at Page 989 granted and conveyed unto Wesley B. Rice, Amanda P. Rice and Patricia Corine Harrell.

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

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

**WESLEY B. RICE**

**AMANDA P. RICE AND**

**PATRICIA CORINE HARRELL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 9240 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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 United Penn Bank, successors by merger to Security Bank and Trust Company, Trustee by deed dated May 5, 1987 and recorded on July 10, 1987 in Record Book Volume 1564 at Page 1625 granted and conveyed unto William R. Sears and Barbara G. Sears.

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

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

**WILLIAM R. SEARS**

**BARBARA G. SEARS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 8745 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (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. 120, 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 to Mellon Bank, N.A., by deed dated February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4676 granted and conveyed unto Marvin Glover and Derothea L. Glover.

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

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

**MARVIN GLOVER  
DEROTHEA L. GLOVER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 8493 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 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 62, 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 26, 1988 and recorded on September 16, 1988 in Record Book Volume 1641 at Page 691 granted and conveyed unto Michele Elizabeth Cumbo and Heather M. Goggins. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354**

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
MICHELE ELIZABETH CUMBO  
AND HEATHER M. GOGGINS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 8593 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**AN UNDIVIDED (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. R 123, 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 7, 2005 and recorded on July 21, 2005 in Record Book Volume 2233 at Page 3979 granted and conveyed unto Anthony Gambardella and Claude Gambardella. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770**

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

**JAMES R. BOURHILL, JR.  
AND WENDY BOURHILL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 9250 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 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, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee by deed dated August 15, 1991 and recorded on October 23, 1991 in Record Book Volume 17990 at Page 702 granted and conveyed unto Amos L. Rogers.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
AMOS L. 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 - Nov. 7, 14, 21

**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 8589 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 35 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 63, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, by deed dated November 4, 1985 and recorded on January 24, 1986 in Record Book Volume 1476 at Page 1759 granted and conveyed unto Harold E. Hynson and Mary E. Hynson.**

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

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

**HAROLD E. HYNSON AND  
MARY E. HYNSON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 8742 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
 AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 105, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.  
**BEING THE SAME** premises which Security Bank and Trust Company, Trustee, by deed dated July 9, 1987 and recorded on August 14, 1987 in Record Book Volume 1572 at Page 465 granted and conveyed unto Anthony Gambardella and Claude Gambardella.  
 Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 ANTHONY GAMBARDELLA  
 AND CLAUDE GAMBARDELLA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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 8485 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
 AN UNDIVIDED (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. R 73, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Panned 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 6, 1989 and recorded on March 13, 1990 in Record Book Volume 1726 at Page 1008 granted and conveyed unto Santo J. Ciarcia.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 SANTO J. CIARCIA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 1879 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 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. 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 Mellon Bank by deed dated May 29, 1998 and recorded on November 2, 1998 in Record Book Volume 2055 at Page 5996 granted and conveyed unto James E. Campbell and Malcha Campbell.**

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

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

**JAMES E. CAMPBELL AND  
MALCHA CAMPBELL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21**

**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 8637 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 161, 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 Harry Hunter and Clovelle O. Mckelvey by deed dated June 19, 2002 and recorded on July 15, 2002 in Record Book Volume 2126 at Page 5632 granted and conveyed unto Harry Hunter.**

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

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

**HARRY HUNTER**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21**

**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 8583 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 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, 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 August 7, 2009 and recorded on October 23, 2009 in Record Book Volume 2361 at Page 6014 granted and conveyed unto Cynthia D. Hummons.

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

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

**CYNTHIA D. HUMMONS**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 2313 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 70, 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 Garry D. Griffith, Sr., Mark S. Griffith, and Michael K. Griffith, by deed dated September 4, 2007 and recorded on September 18, 2007 in Record Book Volume 2316 at Page 4709 granted and conveyed unto Michael J. Griffith.

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

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

**MICHAEL J. GRIFFITH**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 545 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 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. 132, 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 October 19, 1990 and recorded on May 13, 1991 in Record Book Volume 1777 at Page 579, granted and conveyed unto Marcia Evans-McCalla.

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

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

**MARCIA EVANS-MCCALLA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 1889 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (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. 90, 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, by deed dated January 25, 1995 and recorded on November 22, 1995 in Record Book Volume 2020 at Page 3122, granted and conveyed unto Pearl M. Byers.

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

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

**PEARL M. BYERS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21



**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 8597 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 28 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 59, 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 Earl F. Heffernan and Mary N. Heffernan, by deed dated April 15, 2010 and recorded on April 20, 2010 in Record Book Volume 2369 at Page 4845 granted and conveyed unto Linda M. Amato.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LINDA M. AMATO**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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 9298 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
An undivided (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 56, 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 VI Network, Inc., a Florida Corporation, by deed dated April 29, 2005 and recorded on June 9, 2005 in Record Book Volume 2228 at Page 3515 granted and conveyed unto Robin Walsh.

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3078 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, DEC 4, 2014

AT 10:00 A.M.

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

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

**BEGINNING** at an iron pin on the easterly line of Dogwood Lane, T-405, said iron pin being the most southerly corner of lands of G. Draycott Hooke et ux as shown on map entitled, "Minor Subdivision, Bernice Labar", dated 30 September, 2002 and revised 22 November 2002;

**THENCE** along said lands of G. Draycott Hooke, et ux. North forty-eight degrees seven minutes twenty-two seconds East four hundred ninety nine and sixty-nine one-hundredths feet to an iron pin;

**THENCE ALONG THE SAME**, North forty-one degrees fifty-two minutes thirty-nine seconds West two hundred and no one-hundredths feet to any iron pin, the most southerly corner of Parcel 1 as shown on said map; thence along said parcel 1, North forty-eight degrees seven minutes twenty-two seconds East five hundred eighty-five and forty-nine one hundredths feet to an iron pin in the lands formerly of Reed Porter Price;

**THENCE** along said lands formerly of Reed Porter Price, South forty-eight degrees twenty-one minutes thirty-nine seconds East one-hundred and eighty-nine and sixty one hundredths feet to an iron pin;

**THENCE** along the same South forty-eight degrees, thirty minutes and seventeen seconds East three hundred fifty-five and forty-five one-hundredths feet to an iron pipe;

**THENCE ALONG LANDS NOW OR FORMERLY OF** Isa Mikels, South forty-seven degrees fifty-one minutes twenty-one seconds West nine hundred sixty-one and sixty-three one hundredths feet to an iron pin, the most easterly corner of Parcel 3 as shown on said map;

**THENCE** along Parcel 3, North forty-one degrees fifty-two minutes thirty-eight seconds West two hundred ninety-five and ninety-four one-hundredths feet to an iron pin;

**THENCE** along the same, South forty-eight degrees seven minutes twenty-two second West one hundred eight-six and no one-hundredths feet to an iron pin;

**THENCE** along a proposed right-of-way conveyance to the Township of Barrett and along the easterly line of the aforesaid Dogwood Lane, T-405, North forty-one degrees fifty-one minutes zero seconds West fifty and zero one-hundredths feet to the place of BEGINNING. Containing 10.386 Acres, more or less. Being Parcel 2 as shown on said map.

**UNDER AND SUBJECT** to all notes and covenants as shown on said map.

All that certain lot, parcel or piece of land situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the northeasterly line of lands of Keith Knecht et ux, from which the most easterly corner of said lands bears South forty-one degrees fifty-two minutes no seconds East distant three hundred thirty-eight one hundredths feet, as shown on map entitled "Minor Subdivision, Bernice LaBar", dated 20 September 2002 and revised 22 November 2002;

**THENCE** along said lands of Keith Knecht et ux, North forty-one degrees fifty-two minutes no seconds West four and seventy-nine one-hundredths feet to a point on the southeasterly right-of-way line of White Birch Lane, T-305;

**THENCE** along the southeasterly right-of-way line of White Birch Lane, T-405, North forty-five degrees thirty minutes thirty seconds East thirty-eight and ninety-eight one-hundredths feet to a point on the northeasterly right-of-way line of Dogwood Lane, T-405, and in

line of Parcel 2 as shown on said map

**THENCE** along Parcel 2, South forty-one degrees fifty-two minutes and no seconds East nine and ninety-seven feet to an iron pin, a corner of Parcel 3 as shown on said map;

**THENCE** along said Parcel 3, in a southeasterly direction on a curve to the right having a radius of two hundred twenty-five feet an arc length of thirty-nine and fourteen one-hundredths feet (the chord being South fifty-three degrees six minutes twenty-one seconds West Thirty-nine and nine one-hundredths feet) to the place of BEGINNING. Containing 309.6 square feet, more or less.

**UNDER AND SUBJECT** to all covenants, exceptions, conditions, reservations and restriction as of record, including the easement to the Township of Barrett as described above.

**BEING** the same premises which Randy L. Transue and Karen A. Transue, husband and wife, by Deed dated July 13, 2004 and recorded on July 14, 2004 in Monroe County Recorder of Deeds Office in Deed Book Volume 2196, page 2703 granted and conveyed to James D. Triano and Annette M. Triano, husband and wife.

**THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL:** 01-6387-02-56-7886

**Tax Code:** 1/15/1/6

This property is improved with a residence.

**ADDRESS:** 1 East Dogwood Lane

Barrett Township, PA

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

**JAMES D. TRIANO AND**

**ANNETTE M. TRIANO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**OF VALUABLE**

**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4391 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, DEC 4, 2014**

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

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

**ALL THOSE CERTAIN** tract or parcels of land situate

in the Township of Eldred, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point in the centerline of S.R. No. 3004, the southeasterly most corner of the tract herein described; thence in and along said centerline of S.R. No. 3044 North 85 degrees 33 minutes 25 seconds West 97.29 feet; thence leaving said centerline of S.R. No. 3004 by Lot No. 2B as shown on a plan titled "Subdivision of Lands of Robert W. Silfies, Sr. and Lands of Helen Silfies" dated June 8, 1991, recorded at Stroudsburg, PA, in Map Book Volume 63, page 213, North 02 degrees 00 minutes 41 seconds East 114.00 feet; thence by the same North 84 degrees 57 minutes 41 seconds West 101.98 feet; thence by Lot No. 1A North 05 degrees 19 minutes 23 seconds East 70.00 feet to an iron pin; thence by the same North 02 degrees 00 minutes 00 seconds East 256.46 feet to an iron pin in line of lands of Carl Frantz; thence by lands of Carl Frantz North 83 degrees 58 minutes 39 seconds East 355.63 feet to an axle; thence by lands of Scott Smith South 02 degrees 10 minutes 13 seconds West 206.13 feet to an iron pin; thence by Lot No. 3 North 85 degrees 33 minutes 59 seconds West 155.83 feet to an iron pin; thence by the same South 02 degrees 10 minutes 13 seconds West (passing an iron pin at 280.00 feet) 300.00 feet to the place of BEGINNING. CONTAINING 2.496 acres of land and BEING Lot No. 2A as shown on the above mentioned plan.

TOGETHER WITH the rights of the grantees, their heirs and assigns, in common with the right of the grantors, their heirs and assigns, to ingress, egress and regress in over, along and across and across a right-of-way having a width of 40.00 feet bounded and described as follows, to wit:

BEGINNING at an iron pin in line of lands of Scott Smith, a common corner of Lot No. 3 as shown on a plan titled "Subdivision of Lands of Robert Silfies, Sr. and Lands of Helen Silfies", dated June 8, 1991 and recorded at Stroudsburg Pa, in Map Book Volume 63 page 213, the northeasterly most corner of the right-of-way herein described, thence by said lands of Scott Smith South 02 degrees 10 minutes 13 seconds West passing an iron pin at 280.00 feet to a point in the centerline of S.R. No. 3004; thence in and along said centerline of Pa S.R. No. 3004 North 85 degrees 33 minutes 25 seconds West 40.03 feet; thence through Lot No. 3 North 02 degrees 10 minutes 13 seconds West 300.00 feet; thence by Lot No. 2A South 85 degrees 33 minutes 59 seconds East 40.03 feet to the place of BEGINNING. CONTAINING 0.276 acres of land and BEING a 40.00 feet wide right-of-way.

**TRACT NO. 2:**

BEGINNING at a point in the centerline of Pa. S.R. No. 3004 the southeasterly most corner of the tract herein described; thence in and along said centerline of Pa. S.R. No. 3004 North 84 degrees 57 minutes 41 seconds West 108.56 feet to a railroad spike; thence leaving said centerline of Pa. S.R. No. 3004 by Lot No. 1B as shown on a plan titled "Subdivision of Lands of Robert W. Silfies, Sr. and Lands of Helen Silfies" dated June 8, 1991, recorded at Stroudsburg, Pa, in Map Book volume 63, page 213, North 05 degrees 19 minutes 23 seconds East 113.84 feet; thence by Lot No. 2A South 84 degrees 57 minutes 41 seconds East 101.98 feet; thence by the same 02 degrees 00 minutes 41 seconds West 114.00 feet to the place of BEGINNING. CONTAINING 0.275 acres of land and being Lot No. 2B as shown on the above mentioned plan.

EXCEPTING 1.404 acre being Lot No. 4 as shown on map recorded in the Monroe County Plat Book 65 at Page 127 and being same premises Helen Silfies by her deed dated August 24, 1993 and recorded August 31, 1993 recorded in Monroe County Record Book Volume 1906 at page 913 granted and conveyed unto Robert W. Silfies and Velma Silfies.

BEING THE SAME PREMISES which Robert Silfies, Jr., by deed dated 04/18/2005 and recorded 08/15/2005 in Book 2236 Page 2678 conveyed to Kevin Anthony and Sheila Anthony, husband and wife.  
Pin #: 06-6235-01-46-7849  
Tax Code #: 6/7/1/27-1

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

**KEVIN ANTHONY  
SHEILA ANTHONY  
MORTGAGOR(S) AND  
SHEILA ANTHONY  
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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6359 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, DEC 4, 2014**

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

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

**Track 1:**

Beginning at an iron pin on the Southerly line of Turkey Ridge Drive, a common corner of Lot No. 55 and Lot No. 56 as shown on a plan titled, 'Final Plan, Section 4, Evergreen Lake, Sheet 3 of 3, Clark H. George, owner and developer', dated April 12, 1976 and recorded in Plot Book Vol. 29, Page 71; thence along said Southerly line of Turkey Ridge Drive on a curve to the left having a radius of 275.00- feet for an arc length of 48.74 feet (chord bearing and distance being North 68 degrees 04 minutes 40 seconds East 48.68 feet) to a point of reverse curvature; thence by the same on a curve to the right having a radius of 200.00 feet for an arc length of 315.30 feet (chord bearing and distance being South 71 degrees 50 minutes 13 seconds East 283.65 feet) to an iron pin; thence by Lot No. 54 South 63 degrees 19 minutes 35

seconds West 285.00 feet to an iron pin; thence by the aforementioned Lot No. 56 North 16 degrees 50 minutes 40 seconds West 207.07 feet to the place of beginning.

CONTAINING 1.033 Acres of Land.

Being Lot No. 55, Section 4, Evergreen Lake.

Track 2:

Beginning at an iron pin on the Southerly line of Turkey Ridge Drive, a common corner of Lot No. 56 and Lot No. 57 as shown on a plan titled, 'Final Plan, Section 4, Evergreen Lake, Sheet 3 of 3, Clark H. George, owner and developer', dated April 12, 1976 and recorded in Plot Book Vol. 29, Page 71; thence along said Southerly line of Turkey Ridge Drive on a curve to the left having a radius of 275.00 feet for an arc length of 163.66 feet (chord bearing and distance being South 89 degrees 47 minutes 43 seconds East 161.26 feet) to an iron pin; thence by Lot No. 55 South 16 degrees 50 minutes 40 seconds East 207.07 feet to an iron pin; thence by Lot No. 53 South 72 degrees 31 minutes 00 seconds West 250.44 feet to an iron pin on the Easterly line of Lot No. 52; thence by said Lot No. 52 North 26 degrees 40 minutes 25 seconds West 92.89 feet to an iron pin; thence by the aforementioned Lot No. 57 North 17 degrees 15 minutes 14 seconds East 200.00 feet to the place of beginning.

CONTAINING 1.221 Acres of Land.

Being Lot No. 56, Section 4, Evergreen Lake.

Track 3:

Beginning at an iron pin on the Southerly line of Turkey Ridge Drive, a common corner of Lot No. 55 and Lot No. 56 as shown on a plan titled, 'Final Plan, Section 4, Evergreen Lake, Sheet 3 of 3, Clark H. George, owner and developer', dated April 12, 1976 and recorded in Plot book Vol. 29, Page 71; thence by said Lot No. 53 North 26 degrees 40 minutes 25 seconds West 180.00 feet to an iron pin; thence by Lot No. 55 North 63 degrees 19 minutes 35 seconds East 285.00 feet to an iron pin on the westerly line of Turkey Ridge Drive; thence along said westerly line of Turkey Ridge Drive South 26 degrees 40 minutes 25 seconds East 180.00 feet to an iron pin marking the intersection of said westerly line of Turkey Ridge Drive with the aforementioned northerly line of White Birch Drive; thence along said northerly line of White Birch Drive South 63 degrees 19 minutes 35 seconds West 285.00 feet to the place of beginning.

CONTAINING 1.178 Acres of Land.

Being Lot No. 54 as shown on the above recited plan. Together will all the rights and privileges and is under and subject to the covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Fadi K. Eldik by deed from Marian Zarzycki and Maria Zarzycki, husband and wife, recorded 6/29/2001 in Deed Book 2099, page 4903.

Parcel No. 1:

TAX CODE: 13/8A/3/55

TAX PIN: 13622802576396

Parcel No. 2:

TAX CODE: 13/8A/3/56

TAX PIN: 13622802574452

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

**FADI K. ELDIK A/K/A**

**FADI ELDIK**

**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

ADAM H. DAVIS,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5835 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, DEC 4, 2014**

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

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

**BEGINNING** at a cut in the concrete sidewalk in the northerly side of Lenox Avenue from which the intersection of the said northerly side of Lenox Avenue with the westerly side of Day Street (formerly Monroe Street) bears North sixty two degrees thirty minutes East distant one hundred seventy two and forty five one hundredths feet; thence along the northerly side of Lenox Avenue, South sixty two degrees thirty minutes West fourteen and ninety five one hundredths feet to a cut in the concrete sidewalk; thence by lands intended to be conveyed by Elizabeth F. Strunk, which are part of deed dated December 28, 1928, duly recorded in Monroe County Deed Book 106, Page 551, and being the premises known as 166 Lenox Avenue, and passing through the middle of the partition wall separating the dwelling on the herein described lot of land from the dwelling on said adjoining lands, North twenty seven degrees thirty minutes West one hundred forty eight and five-tenths feet to a pipe; thence along the southerly side of an eight feet wide alley, North sixty two degrees thirty minutes East thirteen and ninety one-hundredths feet to a pipe; thence by lands intended to be conveyed by Elizabeth F. Strunk, which are a part of deed dated December 28, 1928, duly recorded in Deed Book 106, Page 551, and being the premises known as 162 Lenox Avenue and passing along the westerly face of the wall of the dwelling on said lands South twenty seven degrees thirty minutes East one hundred three and seven-tenths feet to a corner in the northerly face of the wall of the dwelling on the herein described lot of land; thence by the same North sixty two degrees thirty minutes East one and five one-hundredths feet to a corner; thence by the same and passing through the middle of the partition wall separating the dwelling on the herein described lot of land from the dwelling on said adjoining lands South twenty seven degrees thirty minutes East forty-four and eight tenths feet to the place of **BEGINNING.**

**IMPROVED LOT**

**TAX PARCEL #5-4/1/1/8**

PIN #05730115648086

ALL THAT CERTAIN message or tenement and lot or piece of land situate in East Stroudsburg, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut in the concrete sidewalk in the northerly side of Lenox Avenue from which the intersection of the said northerly line of Lenox Avenue with the westerly side of Day Street (formerly Monroe Street) bears North sixty two degrees thirty minutes East distant 187.4 feet; thence along the northerly side of Lenox Avenue South sixty two degrees thirty minutes West 14.95 feet to a cut in the concrete sidewalk; thence by lands intended to be conveyed by Elizabeth F. Strunk, which are part of deed dated December 28, 1928, duly recorded in Monroe County Deed Book 106, Page 551, and being the premises known as 168 Lenox Avenue, and passing through the middle of the partition wall separating the dwelling on the herein described lot of land from the dwelling on said adjoining lands, North twenty seven degrees thirty minutes West 148.5 feet to a pipe; thence along the southerly side of an eight feet wide alley, North sixty two degrees thirty minutes East 14.95 feet to a pipe; thence by lands intended to be conveyed by Elizabeth F. Strunk, which are part of deed dated December 28, 1928, duly recorded in Deed Book 106, Page 551, and being the premises known as 164 Lenox Avenue and passing through the middle of the partition wall separating the dwelling on the herein described lot of land from the dwelling on said adjoining lands South twenty seven degrees thirty minutes East 148.5 feet to the place of BEGINNING.

IMPROVED LOT

TAX PARCEL #5-4/1/18-2

PIN #05730115648075

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH PAUL KLEIN  
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  
KEVIN A. HARDY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3974 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, DEC 4, 2014

AT 10:00 A.M.

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

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

BEGINNING at a spike at or near the center line of the Old Easton-Wilkes Barre Turnpike; thence along or near the center line of same, North 37 degrees 23 minutes West, 218.53 feet to a spike; thence leaving said road and along lands conveyed to Maynard, North 46 degrees 33 minutes East, 411.57 feet to an iron pipe; thence along same, North 71 degrees 40 minutes West, 360 feet to an iron pipe; thence along lands now or formerly of Boyd Titus, North 18 degrees 18 minutes East, 903.72 feet to a stone corner (passing 2 feet more or less to the Southeast of a stone corner at 379 feet and crossing Township Road T383 at 397 feet); thence along lands now or formerly of Lawrence E. Adams, Frand Reed and Eastern Tractor Company South 24 degrees 54 minutes East, 1248.58 feet to a stone corner (passing 8 feet more or less to the southwest of a stone corner at 147 feet and recrossing Township Road T383 at 500 feet); thence along lands now or formerly of Eugene Miller, South 65 degrees 00 minutes West, 699.26 feet to a spike at or near the centerline of the Old Easton-Wilkes Barre Turnpike, the place of BEGINNING.

CONTAINING 12.56 acres, more or less.

SUBJECT to the rights of the public in and to that portion of the above described parcel which lies within the right of way of the Old Easton-Wilkes Barre Turnpike and the Township Road T383.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, the following tracts or parcels of land heretofore conveyed, as follows:

TRACT 1: BEGINNING at a spike in the center line of Township Road No. 361, being also in dividing line of property conveyed to Thomas L. Hontz and wife; running thence (1) along this dividing line North 57 degrees 41 minutes East, 441.14 feet to an iron pin and other property of Vincent Delany; thence (2) making a new line through property of Vincent Delany, South 47 degrees 48 minutes East, 182.8 feet to an iron pin and property of Eugene Miller; thence (3) along property of Eugene Miller, South 65 degrees West, 488.0 feet to a spike in center line of above mentioned Township Road No. 361; thence (4) along the center line of said Township Road No. 361, North 37 degrees 23 minutes West, 109.26 feet to the place of BEGINNING.

CONTAINING 1.5 acres, more or less, and being land conveyed to Kirk J. Hines in Deed Book 368 page 488.

TRACT 2: BEGINNING at a spike in the center line of Township Road No. 361 being also in dividing line of property conveyed to Kirk J. Hines; running thence (1) along this dividing line North 57 degrees 41 minutes East, 441.4 feet to an iron pin and other property of Vincent Delany; thence (2) making a new line through property of Vincent Delany, North 47 degrees 48 minutes West, 190.0 feet to a pipe and property of Maynard; thence (3) along property of Maynard, South 46

degrees 33 minutes West; 411.57 feet to a spike in above mentioned Township Road No. 361; thence (4) along center line of said Township Road No. 361, South 37 degrees 23 minutes East, 109.26 feet to the place of BEGINNING.

CONTAINING 1.5 acres and being land conveyed to Thomas L. Hontz, et ux, by Deed Book 368 page 491. ALSO, EXCEPTING AND RESERVING THEROUT AND THEREFROM, ALL THAT CERTAIN lot piece or parcel of land containing 1.434 gross acres, conveyed to Terry L. Hannis and Michele Hannis, husband and wife, by Deed from Richard T. Zettlemoyer, recorded in Record Book 2068 page 1874.

BEING the same premises which Richard T. Zettlemoyer, by Deed dated October 14, 2005 and recorded October 20, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2244 Page 7093, granted and conveyed unto Kathleen Kays and Roberts Kays, Jr., wife and husband.

TAX ID: 02/1/1/24-2

PIN: 02626800325815

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

**KATHLEEN KAYS  
ROBERT KAYS, 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  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4260 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, DEC 4, 2014**

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

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

**PARCEL ONE: 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 66 on a certain map entitled 'Section 1, Winona Lakes, Middle Smithfield Township, Monroe County, Pennsylvania, December, 1964, Scale 1"-100' as prepared by Monroe Engineering Inc., Stroudsburg, Pennsylvania, said

map being recorded in the Office for the Recording of Deeds in Stroudsburg, PA., in and for the County of Monroe in Plat Book Volume 9, Page 119 and more particularly described as follows:

BEGINNING at an iron pin at the intersection of the northwesterly side of Hollow Road with the northeasterly side of Kingbird Trail, thence along the northeasterly side of said Kingbird Trail, North 31 degrees, 40 minutes west, 152.85 feet to an iron pin, a corner common to Lot 66 and Redbird Park; thence leaving said road and along said Redbird Park, North 61 degrees, 59 minutes East, 110.00 feet to an iron pin, a corner common to Lots 65 and 66; thence, along said Lot 65, South 28 degrees, 01 minutes East, 150.00 feet to an iron pin on the northwesterly side of the aforementioned Hollow Road, a corner common to Lots 65 and 66; thence along the northwesterly side of said Hollow Road, South 61 degrees, 59 minutes West 79.41 feet to an iron pin; thence along the same, 53 degrees 02 minutes West, 21.00 feet to the place of BEGINNING.

CONTAINING 15, 809 square feet, more or less.

BEING Lot No. 66 on the above mentioned plan.

**PARCEL TWO: 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 65 on a certain map or plan of lots entitled "Section One, Winona Lakes, Middle Smithfield Township, Monroe County, Pennsylvania, December, 1964, Scale 1"-100", as prepared by Monroe Engineering Inc., Stroudsburg, Pennsylvania, said map being recorded in the Office for the Recording of Deeds, Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 9, Page 119, and more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of Hollow Road, a corner common to Lots 64 and 65; thence

1) Along the northwesterly side of said road, South 61 degrees 59 minutes West 100.00 feet to an iron pin, a corner common to Lots 65 and 66; thence

2) Leaving said road and along said Lot 66, North 28 degrees 01 minutes West 150.00 feet to an iron pin on line of Redbird Park, a corner common to Lots 65 and 66; thence

3) Along said Redbird Park North 61 degrees 59 minutes East 100.00 feet to an iron pin, a corner common to Lots 64 and 65; thence

4) Along said Lot 64 South 28 degrees 01 minute East 150.00 feet to the place of beginning.

CONTAINING 15,000 square feet, more or less. Being Lot No. 65 on the above mentioned plan. Prepared by Monroe Engineering, Inc.

BEING known and numbered as RR 13 Box 6317, East Stroudsburg, PA 18302.

BEING the same premises which Bruce A. Boring and Virginia A. Boring by Deed dated February 24, 1996 and recorded April 8, 1996 in and for Monroe County, Pennsylvania in Deed Book Volume 2023, Page 7587, granted and conveyed unto Bruce A. Boring.

TAX CODE: 09/3F/1/114 & 09/3F/1/2

PIN NO: 09735403008199 & 09735403008122

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

**BRUCE A. BORING**

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

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ASHLEIGH L. MARIN,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11503 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

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

BEING Lot No. 3 on a map entitled 'Minor Subdivision of Lands of William Schyman' dated February 26, 1987 and recorded in Monroe County Plat Book Volume 59, page 293.

**EXCEPTING THEREOUT AND THEREFROM:**

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

**BEGINNING** at a pipe in line of lands of Steve Fasolas, being the northeasterly corner of lands of Caroline b. Court 9D.B. Vol. 628, page 137); thence by said lands of Caroline b. Court south seventy-three degrees forty-nine minutes forty-four seconds West eighty-two and sixteen one-hundredths feet to a pipe; thence by the same South eight degrees forty-five minutes thirty-one seconds West two hundred thirty-two and twenty-four one-hundredths feet to a pipe; thence by the same South sixty-nine degrees three minutes thirty-nine seconds West (at three hundred sixty-five and fifty-six one-hundredths feet passing a pipe) three hundred eighty-six and fifty-six one-hundredths feet to a railroad spike in the centerline of Township Road No. 421 (Quiet Valley Road); thence in and along said centerline of Township Road No. 421 on a curve to the left having a radius of four hundred feet for an arc length of forty-three and eighty-two one-hundredths feet (chord bearing and distance being North nine degrees forty-three minutes fifty-nine seconds West forty-three and eighty one-hundredths feet) to a point of tangency; thence by the same North twelve degrees fifty-two minutes seventeen seconds West one hundred thirty-one and one one-hundredth feet to a railroad spike; thence leaving said centerline of Township Road No. 421, by lands of William Schyman of which this tract was formerly a part, North seventy-seven degrees seven minutes forty-three seconds East twenty-five feet to an iron pin; thence by the same North seventy-five degrees sixteen minutes fifty-five seconds East one hundred seventy-six and eighty-eight one-hundredths feet to an iron pin; thence by the same North sixty-nine degrees three minutes thirty-nine seconds East two hundred ten and nine one-hundredths feet to an iron pin; thence

by the same and by the aforementioned lands of Steve Fasolas North seventy-nine degrees seven minutes thirty-eight seconds East (at one hundred forty-one and thirty-four one-hundredths feet passing a pipe) two hundred eighty-two and seventy-five one-hundredths feet to a pipe; thence continuing by said lands of Steve Fasolas South thirteen degrees thirty minutes fifty-two seconds East one hundred fifty-five and eighty one-hundredths feet to the place of BEGINNING.

CONTAINING 2.522 acres of land; BEING Lot No. 4 as shown on Plan titled 'Final Plan, Subdivision of Lands of William Schyman', dated August 7, 1995 and recorded in Plot Book Vol. 67 page 201.

**UNDER AND SUBJECT** to the rights of public utility companies to install and maintain overhead utility lines in, over, above and across the above described tract of land as such appear of record.

**TITLE TO SAID PREMISES VESTED** in William R. Schyman from Robert Reading and Arlene Reading, husband and wife, by Deed, dated 05/25/2004 and recorded 12/01/2004 in Book 2209 Page 3677.

TAX CODE: 07/110064

TAX PIN: 07629900179935

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

**WILLIAM R. SCHYMAN, JR  
 A/K/A WILLIAM R. SCHYMAN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3886 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a notch on a rock, a corner of lands now or formerly of E. Howard Kaul and now or formerly of Louis Lindenbeck; being also the northwest-

erly corner of the whole tract of which this parcel was formerly a part; thence along lands of said Louis Lindenbeck, (Bearings from the M.M. of 1957) North 63 degrees 55 minutes 50 seconds East 480.00 feet to a corner; thence along lands of the Estate of Emmet Palmer, South 24 degrees 24 minutes 10 seconds East 382.00 feet to an angle iron; thence South 63 degrees 55 minutes 30 seconds West (at 289.15 feet passing an angle iron) 268.20 feet to an iron pipe; thence along lands of Mary Staples, of which this parcel was formerly a part, North 18 degrees 28 minutes 10 seconds West (at 95.00 feet passing 8.00 feet westerly of the septic tank heretofore excepted and reserved) 140.15 feet to an iron pipe; thence by the same, South 65 degrees 11 minutes 30 seconds West 102.31 feet to an iron pipe in line of lands of Warren G. Brink, near the westerly side of a private road; thence along said lands of Warren G. Brink and E. Howard Kaul and crossing said private road, North 28 degrees 54 minutes 10 seconds West (at 93.61 feet passing an iron pipe) 241.61 feet to the place of BEGINNING.

CONTAINING 3.77 Acre, more or less.

EXCEPTING AND RESERVING unto the said Grantor, the right to use and secure water from a certain well located upon the hereinbefore described premises and for the purpose to construct, maintain and repair a pipe line from the said well to the property of the said Grantor together with the right of ingress, egress and regress over the hereinbefore described property for the purpose of maintaining or replacing the said septic tank and the said water line.

Granting also unto the Grantees, their heirs and assigns, the right of ingress, egress and regress in common with the Grantor, their heirs and assigns and others, over a private road, the center line thereof described as follows, to wit:

BEGINNING at a [opint in the center of Penna. Traffic Route No. 209; thence North 28 degrees 16 minutes West 114.95 feet to a point; thence North 37 degrees 02 minutes West 173.20 feet to a point; thence North 21 degrees 53 minutes 40 seconds West 104.09 feet to a point; thence North 54 degrees 18 minutes 20 seconds West 101.90 feet to a point; thence North 81 degrees 20 minutes 10 seconds West 146.74 feet to a point; thence North 32 degrees 49 minutes West 141.70 feet to a point in the fifth course of the above described parcel.

BEING the same premises which Harold W. Siegfried, Widower, by Deed dated January 23, 1963 and recorded on January 24, 1963, in Monroe County Record Book 307, at Page 213 granted and conveyed to Harold W. Siegfried and Martha Siegfried, husband and wife. Eleanor Harold W. Siegfried died on March 3, 2007 whereby operation of law title became vested in martha Siegfried.

CODE NO. 16/10/1/31-1

PIN NO. 16731203039764

Being known as: RD #8, Box 89012 n/k/a 2017 Milford Road, East Stroudsburg, PA

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

**MARTHA SIEGFRIED**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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

BARBARA A. FEIN,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10616 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN message and three lots and pieces of land situate in the Borough of Stroudsburg, Monroe County, Pennsylvania bounded and described as follows, to wit:**

NO. 1: BEGINNING at a point on the North side of Collins Street where the same intersects an alley; thence, along the North side of said Collins Street, North seventy eight degrees forty five minutes East, eighty feet to a point; thence along other lands of the parties of the first part, of which this was formerly a part, North eleven degrees fifteen minutes West one hundred thirty two and eight-tenths feet, more or less, to a point in line of land of Lee H. Serfass and wife; thence, along lands of said Serfass, South seventy eight degrees forty five minutes West eighty feet to a point on the East side of the alley first mentioned; thence, along the East side of said alley, South eleven degrees fifteen minutes East one hundred thirty two and eight-tenths feet, more or less, to the place of BEGINNING.

NO. 2: BEGINNING at a point on the northerly side of Collins Street, said point being the southeasterly corner of a twenty foot lot heretofore conveyed by the parties of the first part to the parties of the second part; thence, along the easterly line of said twenty foot lot, North eleven degrees fifteen minutes West one hundred thirty-two and eight-tenths feet to a point, being the northeasterly corner of said twenty foot lot; thence, along lands now or formerly of Lee H. Serfass, North seventy-eight degrees forty-five minutes East twenty-five feet to a point; thence, by other lands of the parties of the first part intended to be sold by deed of even date herewith to Lawrence F. Ashton, South eleven degrees fifteen minutes East one hundred thirty-two and eight-tenths feet to a point on the Northerly side of said Collins Street; thence, along the northerly side of said Collins Street, South seventy-eight degrees forty-five minutes West twenty-five feet to the place of beginning.

NO. 3: BEGINNING at a point on the northerly side of Collins Street, being corner of lot heretofore conveyed by the grantor to the grantee; thence along said other lot North eleven degrees fifteen minutes West one hundred thirty two and eight tenths feet to a corner of said other lot; thence along lands now or formerly of Lee H. Serfass, North seventy eight degrees forty five minutes East twenty feet to a point; thence along other lands of the grantor, of which this lot was formerly a part, South eleven degrees fifteen minutes East one hundred thirty two and eight-tenths feet to a point on the northerly side of said Collins



Street; thence along the northerly side of said Collins Street South seventy eight degrees forty five minutes West twenty feet to the place of BEGINNING.  
 BEING known and numbered as 412 Collins Street f/k/a 12 Collins Street, Stroudsburg, PA 18360.  
 BEING the same premises which Frank H. Ruseell and Eveline M. Russell, husband and wife, by Deed dated January 22, 1999 and recorded February 2 1999 in and for Monroe County, Pennsylvania, in Deed Book Volume 2059, Page 3980, granted and conveyed unto Joseph A. Iannuzzi and Joyce A. Iannuzzi, husband and wife.

TAX CODE: 18-5/1/47  
 PIN NO: 18730007771624

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 JOSEPH A. IANNUZZI  
 A/K/A JOSEPH IANNUZZI  
 JOYCE A. IANNUZZI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3187 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

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

BEGINNING at a point on the centerline of township Road 631, a common corner of Lot No. 22 and Lot No. 23, as shown on a map entitled "Section One, Koelmel Farms, Middle Smithfield Township, Monroe County, Pa.," prepared by Edward C. Hess Associates, Inc. and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 17, page 11; thence by and along the centerline of Township Road No. 631, the following four (4) courses and distances,

namely: (1) North fifty-four degrees thirty-six minutes fifty-two seconds East twenty-seven and forty-three one-hundredths feet to a point, (2) North forty-eight degrees forty-eight minutes thirty-nine seconds East fifty-four and fifty-one one-hundredths feet to a point (3) North thirty-eight degrees thirty-five minutes thirteen seconds East fifty-eight and seventy-four one-hundredths feet to a point; (4) North twenty-seven degrees fifty-eight minutes twenty-seven seconds East twenty-two and ninety-eight one-hundredths feet to a point, of intersection of the centerline of Township Road No. 631 with the southerly line of Huckelberry Drive as shown on the aforementioned map; thence along the southerly line of Huckelberry Drive South sixty-seven degrees nine minutes twenty-one seconds East (at eleven and ninety-five one-hundredths feet passing an iron pipe) one hundred twenty-six and ninety one-hundredths feet to a point of curvature; thence by the same along a curve to the left having a radius of three hundred seventy-five and no one-hundredths feet for an arc length of one hundred four and fifty-nine one-hundredths feet, the chord bearing and distance between South seventy-five degrees eight minutes forty-four seconds East one hundred four and twenty-five one-hundredths feet, to an iron pipe; thence by Lot No. 24 South six degrees fifty-one minutes fifty-three seconds West two hundred twenty-one and four one-hundredths feet to an iron pipe in the line of lands of Carl Forth; thence by lands of said Carl Forth South Seventy-Four (incorrectly set forth in prior deeds in the chain of title as seventeen) degrees ten minutes seven seconds West one hundred fifty-five twenty-three minutes eight seconds West (at two hundred thirty-eight and nineteen one-hundredths feet passing an iron pipe) two hundred fifty-nine and fifty-five one-hundredths feet to the place of BEGINNING. CONTAINING 1.578 acres, more or less. BEING Lot No. 23 on the aforesaid map.

BEING the same premises which Salli Jo Ahearn and Kevin Ahearn, her husband, by their deed dated August 26, 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on August 27, 2003 in Deed Book Volume 2165 page 2453, granted and conveyed unto Kevin G. Dixon and Kathleen F. Dixon, husband and wife.

TAX PARCEL NO.: 9/3G/1/13  
 PIN NO.: 09-7343-02-57-5225

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 KEVIN G. DIXON AND  
 KATHLEEN F. DIXON, H/W  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2397 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1 as shown on a plan entitled, "Final Major Subdivision Plan, Estates at Great Bear, Phase VIII" dated May 27, 2003 last revised August 8, 2003, prepared by Frank J. Smith, Jr., Inc. Marshall Creek, Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on July 28, 2004 in Plot Book 76, Pages 106 and 107, more particularly described as follows:

beginning at a common corner of Lots No. 1 and No. 2 on the southwesterly side of Rising Meadow Way (50' R.O.W.); thence

1. Along the southwesterly side, passing along an arc of a circle curving to the lefty, having a radius of 375.00 feet, an arc distance of 50.04 feet to a point of tangency; thence

2. Continuing along the southwesterly side, South 41 degrees 13 minutes 14 seconds East, a distance of 237.89 feet to a point of curve; thence

3. Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 76.43 feet to a point of compound curve on the northwesterly side of Hidden Lake Drive (T-517) (30' half R.O.W.); thence

4. Along the northwesterly side, passing along an arc of a circle curving to the left, having a radius of 1,730.00 feet, an arc distance of 57.33 feet to a point of tangency; thence

5. Continuing along the northwesterly side, South 44 degrees 27 minutes 58 seconds West a distance of 74.47 feet to a corner to a corner; thence

6. North 43 degrees 46 minutes 20 seconds West, a distance of 373.83 feet to a corner of Lot No. 2; thence

7. Along Lot No. 2, North 56 degrees 25 minutes 28 seconds East a distance of 201.15 feet to the first mentioned point and place of beginning.

Containing 1.515 Acres of land.

Subject to Drainage and Slope Easements established 20 feet parallel with and adjacent to all street right of ways or as shown on said referenced Final Major Subdivision Plan.

Subject to a Conversation Easement as shown on said referenced Final Major Subdivision Plan.

Being Parcel No. 09-97558

1 Rising Meadow Way

Being part of the same premises which Toll PA III. L.P. by Indenture dated December 21, 2007 and recorded in the Office of the Recorder of deeds of Monroe County in Record Book 2324, Page 2762 granted and conveyed unto Robert J. Peterson.

Subject to all encumbrances and restrictions of record.

As may be amended from time to time.

Parcel # 09/97558

Pin # 09733300927017

Title to said premises is vested in Robert J. Peterson Being Known As 1 Rising Meadow Way, East Stroudsburg, PA 18302

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

**ROBERT J. 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  
THOMAS M. FEDERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 805 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of land situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 28, Phase 2, on a map entitled 'College Hill Estates, Phase 2,' as recorded in the Office for the Recording of Deeds, in and for the County of Monroe, in Plot Book Volume 68, Page 183.

Being part of the same premises which Bank and Trust Company of Old York Road, now by merger, Midlantic Bank, N.A., by indenture bearing date the 24th day of August, 1995, and being recorded at Stroudsburg, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 29th day of August, 1995, in Record Book Volume 2017, Page 7434, granted and conveyed unto Dellots, Inc., a Pennsylvania Corporation, in fee.

Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

Also under and subject to the covenants, conditions and restrictions as in attached Schedule A.

This conveyance is also under and subject to any and all rights regarding the installation, maintenance, and repair of water, sewer, gas and wire utility lines which may serve and/or traverse the above described premises.

**UNDER AND SUBJECT** to all that certain easement, situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
Beginning at an iron pin, said iron pin being the most

easterly corner of Lot 28 as shown on the recorded plot plan of College Hill Estates, prepared by F.X. Browne, Inc., Marshalls Creek, PA. and recorded October 17, 1996 in Plot Book No. 68 at Page 183 at the Office of the Recording of Deeds at Stroudsburg, PA in and for the County of Monroe.

Thence by Lot 27, College Hill Estates, South 31 degrees 15 minutes no seconds West 25.78 feet to a point;

Thence through Lot 28 North 21 degrees 40 minutes 03 seconds West 15.95 feet to a point;

Thence through the same North 20 degrees 31 minutes 30 seconds East 37.24 feet to a point on the line between Lot 28 and Lot 27;

Thence by Lot 27 South 21 degrees 40 minutes 03 seconds East 28 feet to the place of beginning.

Under and subject to the conditions, restrictions and reservations as set forth on a plan recorded in Plot Book 68, Page 183.

Being known and numbered as 73 Spangenberg Avenue, a/k/a 28-2 College Hill Estates, East Stroudsburg, PA 18301.

Being the same premises which HSBC Mortgage Corporation (USA), by deed dated August 24, 2009 and recorded August 27, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2358, Page 9075, granted and conveyed unto Ann Mairi Dagayday, as sole owner.

TAX CODE: 05/90195

PIN NO: 05731110352810

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

**ANN MAIRI DAGAYDAY**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1058 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

uate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 28 as shown on the Subdivision Plan entitled 'The Woods at Monroe Lake' as prepared by East Penn Engineering Co., Inc., Bangor, Pennsylvania (Drawing No. ER-288, Sheet 1 of 9, dated 5-10-1988 and bearing last revision date of 3-19-1993) and recorded in and for Monroe County at Plot Book 65 Page 116, said lot being bounded and described as follows, to wit:

Beginning at a point to be marked by a concrete monument in the Southerly right-of-way line of Besecker Drive (50 feet wide right-of-way), said point also marking the Northwest corner of Lot No. 29 of the subdivision known as 'The Woods at Monroe Lake'; thence (1) along said Lot No. 29 of the subdivision known as 'The Woods at Monroe Lake', South 11 degrees 22 minutes 01 second East, 171.76 feet to a point marking a corner in common with said Lot No. 29 and also in common with Lot No. 37 of the subdivision known as 'The Woods at Monroe Lake'; thence (2) along said Lot No. 37 of the subdivision known as 'The Woods at Monroe Lake', South 85 degrees 04 minutes 26 seconds West, 247.67 feet to a point marking a corner in common with Lot No. 37 and also in common with Lot No. 38 of the subdivision known as 'The Woods at Monroe Lake'; thence (3) along said Lot No. 38 of the subdivision known as 'The Woods at Monroe Lake', North 62 degrees 36 minutes 42 seconds West, 60.12 feet to a point marking a corner in common with said Lot No. 38 and also a common with Lot No.2 27 of the subdivision known as 'The Woods at Monroe Lake'; thence (4) along said Lot No. 27 of the subdivision known as 'The Woods at Monroe Lake'; North 04 degrees 29 minutes 32 seconds East, 147.15 feet to a point on the aforementioned Southerly right-of-way line of Besecker Diner; thence (5) along said Southerly right-of-way line of Besecker Drive following a curve to the left, having a radius of 925.00 feet, a central angle of 15 degrees 51 minutes 33 seconds, an arc length of 256.04 feet and a chord bearing and distance of North 86 degrees 33 minutes 46 seconds East, 255.22 feet to the point of BEGINNING. CONTAINING 1.0614 acres, more or less.

Subject to peripheral utility and drainage/slope easements as specified in Covenant No. 3 on the above-referenced recorded subdivision plan. The front yard easement is indicated graphically on said recorded subdivision plan.

Under and Subject to the Conditions, Covenants, Restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Alejandro Benjamin and Yolanda Benjamin, h/w, by Deed from Clayton A. Davis and Berlin Davis, a/k/a Belen Davis, h/w, dated 09/13/2003, recorded 10/17/2003 in Book 2171, Page 370.

TAX CODE: 09/89049

TAX PIN: 09732500323261

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

**ALEJANDRO BENJAMIN  
 YOLANDA BENJAMIN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3984 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 1 and Lot 2 on a map titled "Subdivision of lands of Robert C. Lear and Wife", dated December 6, 1979, prepared by Frank J. Smith Jr., Inc., professional land surveyors of Marshalls Creek, PA, and recorded in plat book 42 page 75, more fully described as follows, to wit:

Beginning at an iron pipe, the corner at the end of the fourth (4th) course of lands conveyed by Richard Resnicoff and wife to Richard Resnicoff by deed dated July 12, 1976 and recorded in deed book vol. 835 page 31, as shown on the above mentioned plan;

Thence 1.) by lands now or formerly of William H. Agnew, North 64 degrees 06 minutes 03 seconds east (at 498.99 feet passing an iron pipe) 964.31 feet to found stone corner;

Thence 2.) by lands now or formerly of Shawnee Development Corp., south 13 degrees 57 minutes 14 seconds west (at 291.23 feet passing a found iron pipe) 320.96 feet to a point in Mt. Nebo Road (T-526);

Thence 3.) in and along said Mt. Nebo Road, south 53 degrees 34 minutes 48 seconds west 494.24 feet to an iron pipe on the northerly side of said Mt. Nebo Road;

Thence 4.) in and along said Mt. Nebo Road, south 19 degrees 46 minutes 00 seconds east 40.00 feet to a point;

Thence 5.) in and along said Mt. Nebo Road, south 70 degree 46 minutes 00 seconds east 119.50 feet to a pipe on the southerly side of said Mt. Nebo Road;

Thence 6.) in and along said Mt. Nebo Road and by lands now or formerly of Clifford B Hauser, north 79 degrees 18 minutes 00 seconds west 50.87 feet to a point;

Thence 7.) by lands now or formerly of Richard Resnicoff and in and along the center of a private road, north 83 degrees 05 minutes 00 seconds west 50.87 feet to a point;

Thence 8.) in and along the same, north 61 degrees 46 minutes 00 seconds west 59.29 feet to a point;

Thence 9.) in and along the same, north 75 degrees 13 minutes 00 seconds west 67.10 feet to a point;

Thence 10.) in and along the same, north 87 degrees 40 minutes 00 seconds west 143.80 feet to a point,

Thence 11.) by lands now or formerly of said Richard Resnicoff, north 28 degrees 44 minutes 00 seconds west (at 15.212 feet passing an iron pipe) 209.13 feet to the palce of beginning. Containing 5.648 acres.

BEING known and numbered as 290 Mount Nebo Road, East Stroudsburg, PA 18301.

BEING the same premises which ROBERT C. LEAR

AND GERTRUDE LEAR, HIS WIFE, by Deed dated October 9, 2003 and recorded October 14, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2170, Page 6073, granted and conveyed unto RUDOLPH G. VEGLIANTE, A SINGLE PERSON.

TAX CODE: 16/3/2/9

PIN NO.: 16732200768051

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

**RUDOLPH G. VEGLIANTE**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 638 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1072 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. 1072 and 1073 on the northeasterly side of Pine Valley Way (50' R.O.W.); THENCE

1. Along the northeasterly side, North 41 degrees 28 minutes 11 seconds West, a distance of 80.00 feet to a corner of Lot No. 1071; THENCE

2. Along Lot No. 1071, North 48 degrees 31 minutes 49 seconds East, a distance of 137.00 feet to a corner on line of Lot No. 1 OXO; THENCE

3. Along Lots No. 1080 and 1079, South 41 degrees 28 minutes 11 seconds East, a distance of 80.00 feet to a corner of Lot No. 1073; THENCE

4. Along Lot No. 1073, South 48 degrees 31 minutes 49 seconds West, a distance of 137.00 feet to the first

mentioned point and place of beginning.  
CONTAINING 10,960 square feet or 0.25 acres of land.

BEING known and numbered as 1072 Pine Valley Way, Marshalls Creek, PA 18335.

BEING the same premises which TOLL PA IV, L.P., by Deed dated June 6, 2005 and recorded June 10, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2228, Page 5273, granted and conveyed unto Carl Teresa and Theresa Teresa, husband and wife, as tenants by the entirety.

TAX CODE: 09/96933

PIN NO: 09733403138259

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

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

**CARL TERESA ALSO KNOWN AS CARL R. TERESA**

**THERESA TERESA ALSO KNOWN AS**

**THERESA R. TERESA**

**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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6127 CIVIL 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

**ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit**

**BEGINNING** at a point at the center of Hillside Drive, as shown on the hereinafter referred to map, said point being a corner common to Lots 26, 26, 27 and 28; thence (1) along the center of said Hillside Drive and along said Lot 27 North 62 degrees 08 minutes 46 seconds East 200.00 feet to a point at the intersection of the centerline of said Hillside Drive with the centerline of Hemlock Drive, a corner common to Lots 8, 9, 26 and 27; thence (2) along the center of said Hemlock Drive and also along Lot 9 South 27 degrees 51 minutes 14 seconds East 88.44 feet to a point; thence (3) along the same in a southerly direction on a curve to the right having a radius of 100.00 feet an arc distance of 42.46 feet to a point; thence (4) along the same and partly along Lot 10 South 3 degrees 31 minutes 24 seconds East 205.21 feet to a point, a corner common to Lots 16 and 26; thence (5) leaving said road and along said Lot 15 South 86 degrees 28 minutes and 36 seconds West 100.85 feet to a point a corner common to Lots 15, 25 and 26; thence (6) along said Lot 25 North 30 degrees 54 minutes 33 seconds West 275.47 feet to the point of **BEGINNING**.

**EXCEPTING AND RESERVING** from the above described premises a strip of land twenty (20) feet in width running along the first course of the hereinabove described lot, and another strip of land running from the end of the aforesaid course and then running along the entire length of the second, third, fourth and fifth and sixth courses of the hereinabove described lot together with the right of the Grantees herein, their heirs nd assigns, to use, the afore mentioned roads, the first of which is known as Hillside Drive, and the seconds of which is known as Hemlock Drive, in common with the Grantors, their heirs and assigns so long as the road remains a private road. This right to use shall cease when and if said proposed road becomes a public road.

**UNDER AND SUBJECT**, nevertheless, that the hereby granted lot or lots, piece or pieces of ground, and any buildings now thereon erected and any building which may be hereafter erected, shall be and remain subject to the conditions and restrictions as set forth in the above recited deed.

CONTAINING 1.127 acres, more or less.

**TITLE TO SAID PREMISES VESTED** in Preston A. Minnich and Christina Davidson, by deed from Alfred W. Bakley and Patricia A. Bakley, husband and wife, dated 6/16/2006 and recorded 6/19/2006 in Deed Book 2271, Page 3122.

TAX CODE: 2/5/3/26

TAX PIN: 0263500331298

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

**CHRISTINA DAVIDSON  
PRESTON A. MINNICH**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4867 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, DEC 4, 2014**

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

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

**BEGINNING** at a point in the center line of Township Road, 375, in line of lands of Anthony Doria from which a 12 inches witnessed red maple, at the end of the second course of lands conveyed by Ernest H. Staples and wife to Anthony Doria and wife, by deed dated October 30, 1958, and record in Deed Book Vol 248, Page 152, bears south 24 degrees 30 minutes 17 seconds East distant 510-44 feet; thence in and along the center of Township Road No. 375 the following ten (10) bearings and distances:

- (1) South 63 degrees, 00 minutes, 02 seconds West 29.82 feet to a point;
- (2) South 69 degrees, 21 minutes, 43 seconds West 67.85 feet to a point;
- (3) South 74 degrees, 13 minutes, 33 seconds West 170.90 feet to a point;
- (4) South 72 degrees, 38 minutes, 09 seconds West 85.90 feet to a point;
- (5) South 69 degrees, 18 minutes, 03 seconds West 84.22 feet to a point at the approximate intersection of the center line of Township Road No. 370 with the center line of Township Road No. 375;
- (6) North 23 degrees, 07 minutes, 02 seconds West 16.25 feet to a point;
- (7) North 31 degrees, 59 minutes, 12 seconds West 167.17 feet to a point
- (8) North 33 degrees, 31 minutes, 44 seconds West 116.00 feet to a point;
- (9) North 36 degrees, 06 minutes, 26 seconds West 131.62 feet to a point;
- (10) North 38 degrees, 05 minutes, 08 seconds West 62.64 feet to a point in the center line of Township Road No. 375, from which a 19 inches witnessed walnut bears South 80 degrees 22 minutes 48 seconds East distant 32.27 feet; thence by lands of Richard Haug North 65 degrees, 45 minutes, 01 seconds East 516.42 feet to a point; thence by lands of Anthony Doria South 24 degrees 30 minutes, 17 seconds East 529.56 feet to the place of BEGINNING.

**CONTAINING 5.471 acres, more or less.**

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

**TITLE TO SAID PREMISES IS VESTED IN** Alice G. De Palma and Peter De Palma, her husband, by Deed from Alice G. De Palma and Peter De Palma, her husband, dated 06/02/2000, recorded 06/09/2000 in Book 2079, Page 8653.

**TAX CODE:** 6/4/1/6-2

**TAX PIN:** 06624700125236

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**ALICE G. DEPALMA  
A/K/A ALICE G. DE PALMA  
AND PETER DE PALMA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5647 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, DEC 4, 2014**

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

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

Beginning at an old spike in the centerline of the public road leading from the Old Easton and Belmont Turnpike to Cherry Lane from which a witnessed eight inch basswood tree on the northerly side of said road is distant eighteen feet and a witnessed fourteen inch rock oak tree on the southerly side of said road is distant thirty-five feet; thence running in and along the center line of the said public road the following two courses and distances south fifty-nine degrees forty minutes west sixty-five and sixty-five one-hundredths feet to a point; thence south forty-six degrees one minute west thirty-eight and eighteen one-hundredths feet to a point; thence leaving said road and by lands of the grantors of which this lot was formerly a part north forty-eight degrees four minutes west (at 16.5 feet passing over a pipe) one hundred thirty-three feet to a pipe from which the northeasterly corner of the dwelling house (plastered outside wall) located on the larger tract of which this lot was formerly a part bears south forty-two degrees twenty six minutes west distant forty-two and thirty-five one-hundredths feet and the southeasterly corner of said dwelling house bears south five degrees nineteen minutes west distant fifty-seven and five-tenths feet; thence by land of the same north forty one degrees forty-six minutes east one hundred fifteen and eighty-four one-hundredths feet to a pipe in line of lands of James Clugston from

which an old iron in a yellow birch tree stump bears north forty-two degrees thirty minutes west distant three hundred twenty-five and sixty-two one-hundredths feet and a witnessed eight inch ash tree bears north seventeen degrees thirty minutes west distant four and six-tenths feet; thence by said lands of James Clugston south forty-two degrees thirty minutes east (at 146.9 feet passing over an old pipe) one hundred fifty-six and ninety-five one-hundredths feet to the place of beginning.

Title to said Premises vested in Jason Oltmanns and Sharon M. Oltmanns, husband and wife by Deed from Sharon M. Oltmanns recorded 11/09/2001 in the Monroe County Recorder of Deeds in Book 2108, page 3774.

Being known as RR1 Box 1061 Laurel Lake Road, Bartonsville, PA 18321

Tax Parcel Number: 12/9/1/29

Tax Pin Number: 12637100986916

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

**JASON OLTMANN**

**SHARON M. OLTMANN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2840 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, DEC 4, 2014**

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

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

ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1120 as shown on a plan entitled, 'Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8' dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, Pa. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, more particularly described as follows:

Beginning at a common corner of Lots No. 1119 and

No. 1120 on the southwesterly side of Doral Court (50 feet R.O.W.); thence

1. Along Lot No. 1119, South 57 degrees 13 minutes 17 seconds West, a distance of 162.95 feet to a corner; thence

2. North 37 degrees 48 minutes 22 seconds West, a distance of 69.35 to a corner, a point of tangency; thence

3. North 35 degrees 36 minutes 58 seconds East, a distance of 97.55 feet to a corner; thence

4. North 57 degrees 13 minutes 17 seconds East, a distance of 78.34 feet to a corner of the aforesaid side of Doral Court; thence

5. Along the southwesterly side, South 32 degrees 46 minutes 43 seconds East, a distance of 105.00 feet to the first mentioned point and place of beginning.

Containing 15, 909 square feet or 0.37 acres of land.

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 Parcel No. 09-89220.

Premises also known as 1120 Doral Court, Marshalls Creek, Pennsylvania 18335.

Subject to restrictions, covenants and/or easements of record, if any. As may be amended from time to time.

PARCEL IDENTIFICATION NO: 9/89220

MAP #: 09733403148871

**TITLE TO SAID PREMISES IS VESTED IN** Nelson Diaz and Maria Diaz, h/w, by Deed from Toll PA IV, L.P., dated 12/14/2007, recorded 01/08/2008 in Book 2324, Page 7312.

NOTE: Part of Prior Deed.

IMPROVEMENTS: Residential dwelling

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

**NELSON DIAZ AND**

**MARIA DIAZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7424 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

**BEGINNING** at an iron pipe on the southerly line of Overlook Terrace, said iron pipe being the northwesterly corner of Lot No. 718 as shown on map entitled "Section D, Indian Mountain Lake, 1 February 1964"; thence along Lot No. 718 as shown on said map, South 4 degrees 25 minutes 55 seconds West, 180.00 feet to an iron pipe; thence along Lot No. 731 and 723 as shown on said map, North 85 degrees 34 minutes 05 seconds West 80.00 feet to an iron pipe; thence along Lot No. 720 as shown on said map, North 4 degrees 25 minutes 55 seconds East, 180.00 feet to an iron pipe; thence along the southerly line of Overlook Terrace as shown on said map, South 85 degrees 34 minutes 05 seconds East, 80.00 feet to the place of **BEGINNING**.

**BEING** Lot No. 719, Section D, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated September 30, 1961.

**UNDER** and subject to conditions and restrictions as contained in Deed Book 367, page 809.

Having thereon erected a dwelling house known as: 719D Overlook Terrace n/k/a 110 Caddo Terrace, Albrightsville, PA 18210

**TAX CODE #20/8A/1/92**

**PIN #20-6311-20-81-2606**

**BEING THE SAME PREMISES WHICH** Marjorie A. Breuer by deed dated 04/10/10 and recorded 04/15/10 in Monroe County Record Book 2369, page 2913, granted and conveyed unto Daniel R. Codeghini. The said Daniel R. Codeghini died Intestate on 04/14/13. Letters of Administration were granted to Anastasia Perez on 05/15/13 under Monroe County File No 4513-0253. The heirs of Daniel R. Codeghini are the real owners of the property, their interests are represented by the Administratrix.

To be sold as the property of Anastasia Perez, Administratrix of the Estate of Daniel R. Codeghini, deceased on Judgment No. 2013-07414

**UNDER AND SUBJECT** to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

**ANASTASIA PEREZ,  
ADMINISTRATRIX OF**

**THE ESTATE OF CODEGHINI, DANIEL R. DECEASED**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6691 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, DEC 4, 2014**

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

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

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

**BEGINNING** at a point on the northwesterly line of Pheasant Drive, a common corner of Lot No. 4, Evergreen Lake, Sheet 1 of 3, Clark H. George owner and developer" dated April 12, 1976, and recorded in the Office for the Recording of Deeds at Stroudsburg, Pa., in Plot Book Volume 29, Page 67; thence by said Lot No. 4 North 7 degrees 38 minutes 03 seconds West 104.84 feet to a point on the easterly line of Township Road No. 444; thence along said easterly line of Township Road No. 444 North 1 degree 38 minutes 03 seconds West 215.98 feet to a point of curvature; thence by the same on the curve to the left having a radius of 1525.00 feet for an arc length of 193.70 feet (chord bearing and distance being North 11 degrees 16 minutes 23 seconds West 193.57 feet to an iron pin; thence by Lot No. 7, North 58 degrees 22 minutes 25 seconds East 159.28 feet to an iron pin; thence by Lot No. 6 South 39 degrees 58 minutes 35 seconds East 375.00 feet to an iron pin on the aforementioned northwesterly line of Pheasant Drive; thence along said northwesterly line of Pheasant Drive South 50 degrees 01 minutes 25 seconds West 142.13 feet to a point of curvature; thence by the same on a curve to the left having a radius of 350.00 feet for an arc length of 180.20 feet (chord bearing and distance being South 35 degrees 16 minutes 26 seconds West 178.22 feet) to the place of **BEGINNING**.

**BEING** Lot No. 5 as shown on the above described plan. CONTAINING 2.4795 acres, more or less.

**TOGETHER** with all rights, liabilities and privileges and **UNDER AND SUBJECT** to all conditions, restrictions, reservations and exceptions as more fully set forth in Deed Book Volume 1594, Page 251, and the recorded subdivision plans.

**BEING** the same premises which Ricky Chung and Danielle T Chung, husband and wife by Deed dated July 13, 2006 and recorded July 14, 2006 in the Office of the Recorder of Deeds in and for Monroe County in



Deed Book 2274 Page 2427, granted and conveyed unto Andrew Prawl and Lucille Prawl, husband and wife, as tenants by the entireties.

TAX ID: 13/8A/3/39  
PIN: 13622801257866

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANDREW PAWL  
LUCILLE PAWL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6372 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

**BEGINNING** at a point on the intersection of the Northerly R.O.W. line of Bear Road, as shown on map entitled "Subdivision of Lands of Luther Van Why Jr." - (Section 1), with the westerly R.O.W. line of Grouse Road; thence along the westerly R.O.W. line of Grouse Road North forty one degree thirty minutes West one hundred feet to a point; thence along Lot No. 47 South forty five degrees one minutes thirty seconds West one hundred fifty feet to an iron pipe; thence along lot No. 40 South forty one degrees thirty seconds East one hundred feet to an iron pipe on the Northerly R.O.W. line of Bear Road; thence along the Northerly R.O.W. line of Bear Road North forty five degrees one minute thirty seconds East one hundred fifty feet to the place of Beginning. Being Lot No. 48, Section 1, in accordance with description from map prepared by Robert E. Felker, R.S., July 30, 1963

**TOGETHER WITH** unto the Grantee, his heirs and assigns, the right to free ingress, egress, and regress, in common with the Grantors, their heirs and assigns, into, along and upon the road or lane, thirty-three feet

in width, as shown on said map, extending from the above described premises to the road leading from the residence now or formerly of Luther A. Van Why Sr. to Grantee to maintain and repair the said lane or road abutting the above described premises at all times.

**TOGETHER WITH** unto the Grantee, his heirs and assigns, the right to free ingress, egress and regress, in common with the Grantors, into along and upon the road leading from the residence of now or formerly Luther Van Why Sr., et ux, to Grantee, the center line of which forms the westerly boundary of the above described tract; the width of said road being forty feet, i.e., twenty feet on each side of the center line.

**UNDER AND SUBJECT** to the restrictions and conditions which are set forth in the chain of title.

Parcel Number 09/6A/1/6  
Pin Number 09734501059089

Title to said premises is vested in Adrian L. Wells, Jr. by deed from GEORGE S. DEWITT AND NANCY DEWITT, HIS WIFE dated May 15, 2002 and recorded May 17, 2002 in Deed Book 2122, Page 2646.

Being Known As: 48 Bear Road, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ADRIAN L. WELLS, 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  
MARC S. WEISBERG, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6094 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** parcel in Middle Smithfield township, Monroe County, Pennsylvania, shown as lot 2 on the Minor Subdivision Plan of Penn Stroud Hotel, Inc. constituting 2.942 acres, as shown on the Plot Plan which was recorded in the Monroe County Recorder of Deeds Office at Map Volume 76, page 41 on March 26, 2004.

**UNDER AND SUBJECT** to all covenants, conditions and restrictions which run with the land including but

not limited to:

1) Right of ways to Metropolitan Edison Company as recorded in Deed Book Vol. 129 page 396; Deed Book Vol. 136, pages 408 and 409; Deed Book Vol. 166, page 645; Deed Book Vol. 175, page 642; Deed Book Vol. 183, page 153; Deed Book Vol. 252, page 147; Deed Book Vol. 205, page 40; Deed Book Vol. 952, page 106 and Record Book Vol. 1788, page 1171.

2) Restrictions, Conditions and Notes in Plot Book Volume 73, page 90 and Plot Book Volume 76, page 41.

3) Under and Subject to Deed of Release and Quit claim to the State Highway Department as recorded in Deed Book Volume 109, page 571.

4) Under and Subject to deed of easement for sewer line as recorded in Deed Book Volume 854, pages 8 and 14.

5) Under and Subject to Highway Occupancy Permit as recorded in Record Volume 2096, page 5438.

6) Under and Subject to Deed of Right of Way to the Commonwealth of Pennsylvania Department of Transportation as recorded in Record Book Volume 2277, page 8909.

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 Penn Stroud Hotel, Inc., by Deed dated November 30, 2011 and recorded on December 1, 2011 in Monroe County Recorder of Deeds Office in Deed Book Volume 2394, page 8697, granted and conveyed to Samfivedom, LLC.

The property identification number of the above described parcel: 09-7323-04-83-7194

Tax Code: 9/9/2/23-2

This property is improved with a commercial building Address: 5000 Milford Road, East Stroudsburg, Middle Smithfield Township, PA 18302

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

**SAMFIVEDOM, 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  
JAMES T. SHOEMAKER,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3897 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, DEC 4, 2014

AT 10:00 A.M.

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

All that certain lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1148 as shown on a plan entitled, "Final Land Development Plan, County Club of the Poconos, Phase III, sections 4 and 8" dated January 15, 2004 last revised March 3, 2004, prepares by R.K.R. Hess associates, Inc. Scranton, PA and recorded August 3, 2005 in Plat Book 77 Pages 189 throo 195, more particularly described as follows:

Beginning at a common corner of Lots No. 1147 and No. 1148 on the westerly side of Doral Court (50' R.O.W.); thence

1. Along the westerly side, passing along an arc of a circle curving to the right, having a radius of 1,299.00 feet, an arc distance of 100.23 feet to a corner of Lot No. 1149; thence

2. Along Lot No. 1149, North 71 degrees 21 minutes 16 seconds West, a distance of 137.00 feet to a corner on line of lot No. 1129; thence

3. Along Lot No. 1129, passing along an arc of a circle curving to the left, having a radius of 1,162 feet, an arc distance of 89.9 feet to a corner of Lot No. 1147; thence

4. Along Lot No. 1147, South 75 degrees 38 minutes 29 seconds East, a distance of 137.00 feet to the first mentioned point and place of beginning.

Containing 13,030 square feet or 0.03 acres of land.

Subject to a 30' Wide Utility Easement as shown on aforesaid 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 references Final Land Development. 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.

Parcel number 09/89248

Pin Number 09733403235692

Title to said premises is vested in Joseph P. Zamek by deed from TOLL PA IV, L.P. dated November 30, 2006 and recorded December 6, 2006 in Deed Book 2289, Page 7294.

Being Known As: 1148 Doral Court, Marshalls Creek, Middle Smithfield, Monroe County, PA 18335

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

**JOSEPH P. ZAMEK**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8417 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, DEC 4, 2014  
AT 10:00 A.M.**

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

All that certain lot, parcel or piece of land situate in the **Township of Effort**, County of Monroe and State of Pennsylvania, designated as Lot No 222 on a map entitled, "Final Plan, Map for Section Four, The Birches West, dated 10 March 1978 and recorded in plot book volume 41, page 21, being further bounded and described as follows, to wit:

Beginning at an iron on the southwesterly line of Recreation Drive, said iron being the most northerly corner of lot no 223 as shown on the aforesaid map; thence along lot no 223, south 53 degrees 13 minutes 39 seconds west 292.00 feet to an iron; thence along a recreation area intended to be conveyed to the Birchest West lot owners association north 36 degrees 46 minutes 21 seconds west 150.00 feet to an iron; thence along a walking recreation area, north 53 degrees 13 minutes 39 seconds east 292.00 feet to an iron on the southwesterly line of Recreation Drive; thence along the southwesterly line of Recreation Drive south 36 degrees 46 minutes 21 seconds east 150.00 feet to the place of beginning. Being lot No. 222 as shown on the aforesaid map.

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

BEING known and numbered as 222 Recreation Drive, Effort, PA 18330.

BEING the same premises which Sean R. Wright and Erika M. Wright, his wife, by Deed dated November 28, 2006 and recorded November 29, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2288, Page 9877, granted and conveyed unto David S. Walls and Melissa, his wife.

TAX CODE: 02/14F/2/10

PIN NO: 02633002978520

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

**DAVID S. WALLS  
MELISSA WALLS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**ASHLEIGH L. MARIN, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6437 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT LOT or parcel of land lying and being in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot 41, Section 1, Countryside, as shown on map of lands of TRUCO, Inc., and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 26, Page 45.

TOGETHER with the rights and privileges and under and subject to the covenants, conditions and restrictions as set forth on the Declaration of Restrictive Covenants and Conditions that appear in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN Louis A. Medina, Jr.**, by Deed from Richard Stefanowitz, single, dated 08/07/2001, recorded 08/09/2001 in Book 2102, Page 1877. Louis A. Medina, Jr died on 07/23/2010 and, upon information and belief, his surviving heir(s) are Louis A. Medina, III, Kelly Medina, Ashley Medina, and Michael Medina. Plaintiffs representative contacted the Register of Wills of Monroe County and was informed that no estate has been raised on behalf of the decedent mortgagor. Heir Michael Medina died on 02/13/2012 and upon information and belief, his surviving heir(s) is Mildred Ortiz-Medina. Plaintiff's representative contacted the Register of Wills of Richmond County, NY and was informed that no estate has been raised on behalf of the deceased heir. By executed waiver(s), Ashley Medina and Mildred Ortiz-Medina waived their rights to be named as defendants in the foreclosure action.

TAX CODE: 02/9A/1/12

TAX PIN: 02624802687514

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

**LOUIS A. MEDINA, III, IN HIS CAPACITY AS HEIR OF LOUIS A. MEDINA, JR. DECEASED  
KELLY MEDINA, IN HER CAPACITY AS HEIR OF LOUIS A. MEDINA, JR. DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUIS A. MEDINA, JR DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL MEDINA, DECEASED HEIR OF LOUIS A. MEDINA 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7658 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, DEC 4, 2014**

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

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

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

**BEGINNING** at a pipe at the intersection of the northerly side of Grandview Street with the easterly side of Elm Street, the southwesterly corner of the whole lot of which this lot is a part; thence along the easterly side of Elm Street, North twenty-four degrees twenty minutes West 133 feet to a pipe; thence by lands of Georgia J. Treible, of which this lot was formerly a part, North seventy degrees fifty minutes East 150.6 feet to a pipe; thence by lands now or formerly of George L. Angle, South twenty-four degrees twenty minutes East 149.55 feet to an iron; thence along the northerly side of Grandview Street, South seventy-seven degrees West 152.85 feet to the place of **BEGINNING**.

**TOGETHER WITH** a right-of-way extending across the front of an eighty seven foot front lot reserved to the Grantor, eight feet in depth from the easterly line of the said Elm Street, for the establishment of a waterline from the Borough water main to the property of the grantee, her heirs and assigns, **TOGETHER WITH** the right to go upon the premises of the grantor, her heirs and assigns, for the purpose of relaying renewing repairing or replacing the copper waterlines existing in said right-of-way and supplying the premises herein conveyed; provided, however, that in the event the said grantee, her heirs and assigns, is forced to relay, repair, renew or replace said copper waterlines, she shall restore the surface of the ground to the same condition as now exists.

**TITLE TO SAID PREMISES VESTED IN** Patti J. Hay and Galen J. Hay, her husband, 1/2 interest as ten-

ants by the entireties and Doris L. Possinger, single, 1/2 interest, and each of the 1/2 interests as joint tenants with the right of survivorship, by Deed from Joel F. Hartman and Tara L. Hartman, his wife, dated 03/17/2008, recorded 03/17/2008 in Book 2329, Page 3315.

TAX CODE: 05-6/1/2/1-1

TAX PIN: 05731217004926

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

**GALEN J. HAY**

**PATTI J. HAY**

**DORIS L. POSSINGER**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5479 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, DEC 4, 2014**

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

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

**ALL THOSE TWO CERTAIN** lots or tracts of land situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania designated as Lots Nos. 207 and 208 on a map of lots of Florence and Charles Storer by M.A. Policelli, Registered Engineer, dated September, 1959, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Map Book Vol. 10, Page 88, Bounded and described as follows to wit:

**BEGINNING** at a point in the center of an unnamed road leading into the development of Florence Storer Synder from Legislative Route 45075, being a corner of Lot No. 206 as shown on said map; Thence one hundred fifty (150) feet to a point; thence along the line of Lots Nos. 108 and 107, as shown on a said map, North 67 degrees West one hundred fifty (150) feet to a point; thence along the most easterly side of Lot No. 206, North 23 degrees East one hundred (100) feet to the place of **BEGINNING**.

**UNDER AND SUBJECT TO AND TOGETHER WITH** the

sane reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

Title to said premises is vested in Donald E Walz Jr. by Deed dated November 18, 1978 and recorded November 19, 1987 in Deed Book 1590, Page 1190. Granted and conveyed unto Mark Walz, James Brian Walz, Donald E. Walz Jr., surviving Heir of Donald E. Walz Sr and Unknown Surviving Heirs of Donald E. Walz Sr.

The said Donald E. Walz Sr. Departed this life on June 1, 2012.

Being Known As: RD 1 Grand View, Cresco, Paradise, Monroe County, PA 18326

Parcel Number 11/6/11-16

Pin Number 11637502859690

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

**Mark Walz Known Surviving Heir of Donald E. Walz Sr, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Donald E. Walz Sr, Deceased Mortgagor adn Real Owner, James Brian Walz Known Surviving Heir of Donald E. Walz Sr., Deceased Mortgagor and Real Owner and Donald E. Walz Jr. Known Surviving Heir of Donald E. Walz Sr., Deceased Mortgagor and Real Owner**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2130 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land known as 181-183 Grove Street, East Stroudsburg, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a pipe on the Westerly side of Grove Street said pipe being distance 250.07 feet on a course of North 2 degrees 45 minutes West from the point of intersection of the Northerly side of West Broad Street with the said Westerly side of said Grove Street; thence running from said beginning**

pipe by lands of John D. Myra formerly lands of David H. Lesoine (Wm. R. Sears and wife to David H. Lesoine and wife Deed Book Vol. 94, page 689, March 11, 1925), crossing the Northerly end of an alley, and by lands of W. Adolph Rake South 87 degrees 15 minutes West passing parallel to and 0.77 feet Northerly of weatherboards on the dwelling house situate on said lands of John D. Myra 182.78 feet to a pipe; thence by said lands of W. Adolph Rake (Anna Sears, widow to W. Adolph Rake and Frances M. Rake, his wife, Deed Book Volume 260, page 289, October 8, 1959) North 3 degrees 25 minutes West 58.14 feet to a pipe in line of lands of Anton Bonifaciac from which a corner of said lands of W. Adolph Rake bears South 87 degrees 19 minutes West 278.22 feet; thence by said lands of Anton Bonifaciac North 87 degrees 19 minutes East (at 110.57 feet passing over a pipe) 183.77 feet to an iron pin on the aforesaid Westerly side of Grove Street; thence along the said Westerly side of Grove Street South 2 degrees 45 minutes East 57.55 feet to the place of BEGINNING.

The penultimate course and distance is revised following survey by Robert E. Felker, R.S., in December of 1981 to read: "thence by the said lands of Anton Bonifaciac North 87 degrees 26 minutes East (at 110.57 feet passing over a pipe) 183.46 feet to an iron pin on the aforesaid westerly side of Grove Street". Under and subject to the covenants, restrictions conditions and reservations set forth in the deed of William F. Bush et ux. to George W. Sears, et ux. dated January 21, 1988 and recorded in the aforesaid Recorder's Office in Deed Book Vol. 38, page 81.

Pin Number 05730112758316

Parcel No. 05-5/2/9/12

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

**VICKIE L. NIEVES AND BETTY L. SNYDER**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1222 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

**BEGINNING** at an iron pin on the southerly line of Pinetree Lane, being a common corner of Lot No. 18 and Lot No. 15 as shown on a plan titled "Revised Plan, The Evergreens, Section IIA", dated July 18, 1988, and recorded June 27, 1990, in Plot Book Volume 62, page 274; Thence along said southerly line of Pinetree Lane South 77 degrees 08 minutes 18 seconds East 251.03 feet to an iron pin; a point of curvature; Thence along the intersection of said southerly line of Pinetree Lane with the westerly line of Hilltop Drive on a curve to the right having a radius of 45.00 feet for an arc length of 79.32 feet (chord bearing and distance being South 26 degrees 38 minutes 18 seconds East 69.45 feet) to an iron pin, a point of tangency; Thence along said westerly line of Hilltop Drive South 23 degrees 51 minutes 42 seconds West 126.80 feet to an iron pin; Thence by Lot No. 16 North 66 degrees 08 minutes 18 seconds West 300.00 feet to an iron pin on the easterly line of the aforementioned Lot No. 18; Thence by Lot No. 18 North 23 degrees 51 minutes 42 seconds East 123.08 feet to the place of **BEGINNING**.

**CONTAINING** 1.033 acres of land.

**BEING** Lot No. 15 as shown on the above described plan.

**BEING** known and numbered as 15 Hilltop Drive, Kunkletown, PA 18058.

**BEING** the same premises which Clark H. George and Janet G. George, his wife, by Deed dated December 10, 1996 and recorded April 10, 1997 in and for Monroe County, Pennsylvania, in Deed Book Volume 2034, Page 9875, granted and conveyed unto Tomasz Wisniewski and Beata Wisniewski, his wife.

**TAX CODE:** 13/87861

**PIN NO:** 13623801065447

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

**TOMASZ M. WISNIEWSKI  
A/K/A TOMASZ WISNIEWSKI  
BEATA F. WISNIEWSKI A/K/A  
BEATA WISNIEWSKI**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7277 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** 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. S3103 at seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium, Snowshoe at Mount Pocono, 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 #G147 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.

**SUBJECT** to the provisions of the Pennsylvania Condominium Act, the supplements and amendments thereto, and to the conditions, restrictions, covenants, and agreements set forth in the Declaration aforesaid, including the By-Laws of Condominium Association, and any amendments thereto as they may be, from time to time, amended by instruments duly recorded in the Office of the Recorder of deeds of this County, which provisions, together with any amendments thereto, shall constitute covenants running with the land, and shall bind forever any person having, at any time, any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

**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 Phyllis Kearse-Samarion from Phyllis Masters-Kearse n/b/m/ Phyllis Kearse-Samarion, married, by Special Warranty Deed, dated 05/08/2006 and recorded 5/9/2006 in Book 2266 Page 9546 Instrument #200619686.

**TAX CODE:** 10/6/1/16-47

**TAX PIN:** 10635620717297

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

**PHYLLIS KEARSE-SAMARION**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of 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  
 JOHN MICHAEL KOLESNIK,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8192 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, DEC 4, 2014**

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

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

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

**BEGINNING** at a point on the southeasterly sideline of a 40 foot wide right-of-way, said point being the following two (2) courses and distances from an iron pipe as set forth in a deed to John L. Bowman et ux recorded in Monroe County Deed Book Vol. 613, Page 308, (a) South 60 degrees 55 minutes 00 seconds West 192.58 feet; (b) South 45 degrees 46 minutes 00 seconds West 182.71 feet; thence, leaving said right-of-way and along lands of the grantors herein, of which this lot is a part, South 30 degrees 47 minutes 00 seconds East 243.04 feet to a point in the center of a 20 foot wide right-of-way; thence, along the center of said 20 foot wide right-of-way and lands of Robert H. Dreher the following four (4) courses and distances: South 68 degrees 04 minutes 00 seconds West 31.63 feet to a point; thence, South 74 degrees 44 minutes 00 seconds West 139.10 feet to a point; thence North 82 degrees 01 minutes 00 seconds West 90.37 feet to a point; thence, North 16 degrees 02 minutes 00 seconds West 152.55 feet to a point on the southeasterly sideline of the aforementioned 40 foot wide right-of-way; thence along the south easterly sideline of said 40 feet wide right-of-way North 70 degrees 57 minutes 00 seconds East 115.26 feet to a point; thence, along the same North 45 degrees 46 minutes 00 seconds East 86.3 feet to the point of **BEGINNING**.

TAX ID: 07/4/1/1-9  
 PIN: 07628803312001

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

**BEING** the same premises which Sean R. Tieber and Tammy M. Tieber, husband and wife, by Deed dated December 22, 2005, and recorded January 18, 2006 in Book 2254 Page 9622, granted and conveyed unto Sean R. Tieber, in fee

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 SEAN R. TIEBER**

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

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 CHRISTINA C. VIOLA,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2499 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, DEC 4, 2014**

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

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

**PARCEL #1**  
**ALL THE FOLLOWING** described lot, or parcel of land situate, lying and being in the development of Monroe Lake Shores, Middle Smithfield Township , County of Monroe and State of Pennsylvania, to wit:

Lot No. 21 in Block No. 8 of Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8, Page 104 (previously incorrectly recited as Plat Book No. 136, at Page 244), reference being made thereto for a more particular description of the lot or lots herein contained.

**PARCEL #2**  
**ALL THOSE CERTAIN** lots or parcels of land, situate, lying and being in the development of Monroe Lake Shores, Middle Smithfield Township, County of Monroe and State of Pennsylvania, to wit:

Being Lots Nos. 23 & 25 in Block No. 8 of Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8, Page 104 (previously incorrectly recited as Plat Book No. 3 at Page 62) reference being made thereto for a more particularly description of the lot or lots herein conveyed.

**BEING** known and numbered as 2123-25 Woods Road, East Stroudsburg, PA 18302.

**BEING** the same premises which Richard Loeven and Theresa E. Loeven, husband and wife, by Deed dated September 18, 2007 and recorded September 20, 2007 in and for Monroe County, Pennsylvania, in Deed Book Volume 2316, Page 7598, granted and conveyed unto Victor Garcia and Synthia Garcia, husband and wife.

TAX CODE: 09/14B/3-8/23  
 PIN NO: 09731502887092

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 VICTOR GARCIA AND  
 SYNTHIA 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  
ASHLEIGH LEVY MARIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8372 CIVIL 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN lot, parcel of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot 36, Woodwind Estates, bounded and described as follows, to wit:**

**BEGINNING** at an iron pin on the northwesterly right of way of Meadow Run Court, said pin being in common with Lot 35; thence along a line in common with Lot 35, South 54 degrees 49 minutes 40 seconds West a distance of 212.01 feet to an iron pin in common with Lots 16 and 15; thence, along a line in common with Lot 15, North 14 degrees 27 minutes 20 seconds West a distance of 85.53 feet to an iron pin in common with Lot 37; thence, along a line in common with Lot 37, South 54 degrees 49 minutes 40 seconds East a distance of 181.75 feet to an iron pin on the northwesterly right of way of Meadow Run Court; thence, along the northwesterly right of way of Meadow Run Court, South 35 degrees 10 minutes 20 seconds East a distance of 80.00 feet to the point of **BEGINNING**. CONTAINING 15,750 square feet, more or less.

Being more particularly set forth in Sincevage Associates, Inc. Drawing Number P-5296-1, dated February 6, 2001, as recorded in Monroe County Courthouse, Plat Book 73, Page 86, on June 1, 2001.

Being Known As: Lot 36 Woodwind Estates (Township of Stroud), Stroudsburg, PA 18360

TAX CODE: 17/91796

PIN NO.: 17639102860329

**TITLE TO SAID PREMISES IS VESTED IN** Chatterbesaul Lekhraj and Janet Lekhraj, h/w by Deed from Gerald B. Gay dated 03/03/2003 recorded 03/21/2003 in Deed Book 2148 Page 165.

Having been erected thereon a single family dwelling.

## SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

**CHATTERBESAU LEKHRAJ**

**AKA**

**CHATTERBESAU S. LEKHRAJ**

**JANET LEKHRAJ AKA**

**JANET S. LEKHRAJ**

## TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7603 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, DEC 4, 2014**

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

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

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

**BEGINNING** at an iron pin on the northerly line of Kyle Drive, a common corner of Lot No. 7 and Lot No. 8 as shown on plan titled 'Final Plan, High Point Estates, Sheet 2 of 2', dated June 5, 1998 and recorded November 16, 1998 in Plot Book Vol. 60, Page 460; thence along said northerly line of Kyle Drive on a curve to the left having a radius of 375.00 feet for an arc length of 99.29 feet (chord bearing and distance being North 62 degrees 03 minutes 17 seconds West 99.00 feet) to a concrete monument; Thence by the same North 69 degrees 38 minutes 23 seconds West 36.98 feet to an iron pin; Thence by Lot No. 9 North 20 degrees 21 minutes 37 seconds West 300.00 feet to an iron pin in line oflands of Lawrence J. Dillard; Thence partly by lands of Lawrence J. Dillard and partly by lands of Martha Durkop South 69 degrees 38 minutes 23 seconds East 165.21 feet to an iron pin; Thence by the aforementioned Lot No. 7 South 20 degrees 21 minutes 37 seconds West 202.08 feet to an iron pin; Thence by the same South 35 degrees 31 minutes 50 seconds West 115.00 feet to the place of **BEGINNING**. CONTAINING 1.118 acres of land.



Being Lot No. 8 as shown on the above described plan.

TITLE TO SAID PREMISES VESTED IN John A. Wilczewski and Elizabeth Wilczewski, h/w, by Deed from Elizabeth Wilczewski, dated 01/29/2004, recorded 03/08/2004 in Book 2183, Page 8198.

By virtue of JOHN A. WILCZEWSKI'S death on or about 07/27/2006, his ownership interest was automatically vested in the surviving tenant by the entirety, Elixabeth Wilczewski.

TAX CODE: 13/85854

TAX PIN: 13621800198696

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH WILCZEWSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8981 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson , County of Monroe and State of Pennsylvania, being Lot No. 68, Fall Creek Estates, Section Two, recorded in Plot Book Volume 58 page 150, being described as follows, to wit:

BEGINNING at an iron on the Easterly side of Michael Lane being a corner of Lot No.. 69, Fall Creek Estates, Section Two, thence along Lot No. 69, South 77 degrees, 18 minutes 39 seconds East (Magnetic Meridian) for 161.29 feet to an iron a corner of Lot No. 67, Fall Creek Estates Section Two; thence along Lot No. 67, South 46 degrees, 29 minutes 00 seconds East for 157.73 feet to an iron on the Westerly side of Long View Drive; thence along the Westerly side of Long View Drive, the following 3 courses and distances: (1) South 43 degrees, 31 minutes 00 seconds West for 20.00 feet to an iron (2) on a curve to the right having a radius of 175.00 feet and an arc length of 180.23 feet to an iron (3) North 77 degrees, 18 minutes 39 seconds West for 96.21 feet to an iron; thence along an easement arc on a curve to the right having a radi-

us of 40.00 feet and an arc length of 62.83 feet to an iron on the Easterly side of Michael Lane, thence along the Easterly side of Michael Lane, North 12 degrees, 41 minutes 21 seconds East for 143.31 feet to the place of beginning. Containing 1.007 acres more or less.

BEING THE SAME PREMISES which Thomas Patrick Morton and Whitney Morton and David Wayne Morton and Gina Morton, as tenants in common, and Lourdes Morton by deed dated 04/30/2004 and recorded 05/18/2004 in Book 2190 Page 4324 conveyed to Lourdes Morton and David Wayne Morton as tenants in common.

Pin #: 08635203115365

Tax Code #: 08/7B/1/68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOURDES MORTON

DAVID WAYNE MORTON

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

SALVATORE FILIPPETTO,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8415 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in line of lands now or formerly of Ralph and Kenneth Barthold (D.B. Vol. 101, Page 139), being the northeasterly corner of land of Joseph DeHaven (D.B. Vol. 307, Pg. 229); THENCE by said lands of Joseph DeHaven, South 82 degrees 52 minutes 24 seconds West 606.06 feet to an iron pin on the southeasterly line of Pa. L.R. 45041; THENCE along said southeasterly line of Pa. L.R. 45041, North 29 degrees 56 minutes 37 seconds East 180.00 feet to an iron pin; THENCE by lands of Russell Cramer (D.B. Vol. 1518, page 1517), South 78 degrees 12 mi-

minutes 00 seconds East 155.00 feet; THENCE continuing along lands now or formerly of Russell Cramer North 77 degrees 3 minutes 35 seconds East 346.82 feet to an iron pin in the aforementioned line of lands now or formerly of Ralph and Kenneth Barthold, South 9 degrees 44 minutes 17 seconds East 129.49 to the place of BEGINNING. CONTAINING 1.471 acres of land. Being Lot No. 2 as shown on plan titled 'Final Plan Map of Lands intended to be conveyed by James Sobers to Russell Cramer' dated May 19, 1986, and recorded in Plot book Vol. 58, page 198.

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.

TITLE TO SAID PREMISES VESTED IN Kenneth R. Mitchell, Jr. and Kimberly Mitchell, h/w, by Deed from Christina M. Altomose, n/b/m, Christina M. Altomose Scheller, dated 01/27/2007, recorded 02/02/2007 in Book 2295, page 5967.

TAX CODE: 02/3/1/62-1

TAX PIN: 02625801069388

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

**KIMBERLY MITCHELL**

**KENNETH R. MITCHELL 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  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4630 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, DEC 4, 2014**

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

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

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

BEGINNING at an iron pipe on the southerly side of a lane leading easterly from the public road between Marshalls Creek and William Penn Camp, and from which pipe the most easterly corner of lands of Joseph Gottschalk on the northerly side of the said land

bears North 68 degrees 28 minutes East distant 89.9 feet; thence by lands of the Grantors, of which this tract was formerly a part (bearing from magnetic meridian of 1954), South 84 degrees East 255.5 feet to a pipe near a 15 inch ash tree; thence by the same South 24 degrees 19 minutes East 356 feet (passing through an 18 inch oak tree) to a pipe; thence by the same, South 83 degrees 44 minutes West 356.4 feet to a pipe; thence still by the same, North 6 degrees 47 minutes West 392.8 feet to the place of BEGINNING. CONTAINING 2.51 acres, more or less.

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

TITLE TO SAID PREMISES VESTED IN Jerry L. Confer, Jr., by Deed from Michael W. Phillips and Tashua Lee Phillips, h/w, dated 07/21/2000, recorded 07/24/2000 i Book 2081, Page 7795.

Jerry L. Confer, Jr. died on 05/28/2010 and Ellen M. Confer was appointed Administratrix of his estate. Decedent's surviving heir at law and next-of-kin is Ellen M. Confer.

TAX CODE: 09/16A/3/34

TAX PIN: 09732301087301

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

**ELLEN M. CONFER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JERRY L. CONFER JR.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JERRY L. CONFER JR, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH E. DEBAREFIE,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7092 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, DEC 4, 2014**

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

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

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

as follows, to wit:  
**BEGINNING** at an iron on the easterly line of Hammond Lane, said iron being the most westerly corner of lands of John Stensler et ux as shown on map entitled, 'Revised Subdivision of Lands of Richard c. Hammond', dated 17 October 1986 and revised 31 October 1986; thence along said lands of John Stensler et ux, S 64 degrees 43 minutes 47 seconds E (passing an iron at 150.00 feet) 257.59 feet to an iron in line of lands of Ernest Schaefer et ux; thence along said lands of Ernest Schaefer et ux, S 23 degrees 27 minutes 03 seconds W 125.06 feet to a point, the most easterly corner of Lot No. 301 as shown on said map; thence along Lot No. 301, N 64 degrees 43 minutes 47 seconds W 261.89 feet to a point on the easterly line of Hammond Lane; thence along the easterly line of Hammond Lane in a northerly direction on a curve to the left having a radius of 604.72 feet an arc length of 20.01 feet to a point of tangency; thence along the same, N 25 degrees 16 minutes 13 seconds E 104.99 feet to the place of **BEGINNING**.

**BEING** Lot No. 302 as shown on said map.  
**TOGETHER** with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as of record.

**TITLE TO SAID PREMISES VESTED** IN Sami Khamis and Nicoleta Khamis, husband and wife, from Maria T. Hofmann a/k/a Maria T. Hoffman, widow, by Special Warranty Deed, dated 11/30/2005 and recorded 12/02/2005 in Book 2250 Page 1360 Instrument #200556516.

**TAX CODE:** 17/13/1/8-18

**TAX PIN:** 17639104625106

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

**SAMI KHAMIS  
 NICOLETA KHAMIS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3168 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot situate in the Township of Ross, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 9, as shown on lands of Truco, Inc., Development know as Sunset Hills, II, and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plot Book No. 26, page 123, and being bounded and described as follows:

**BEGINNING** at a point in the southerly line of Hawk Road, said point being the dividing line between Lot 8 and Lot 9 according to said plan, thence along the southerly line of Hawk Road No. 48°08'42" E. 175.00 feet to a point, said point being the dividing line between Lots 6, 9 and 10 according to said plan, thence along said Lot 10 A. 41°51'18" E. a distance of 72.67' to a point, said point being the dividing line between Lots 6, 9 and 10 according to said plan, thence along the westerly line of Lot 6S. 19°08'53" E. a distance of 300.00 feet to a point in the northerly line of the township road, thence along the northerly line of the Township Road S. 70°051'07 W. a distance of 64.17 feet to the dividing line between Lots 8 and 9 according to said plan, thence along said dividing line N. 41°51'18" W. a distance of 324.65 feet to a point in the southerly line of Hawk Road, the place of beginning.

Being Known As: Lot 9 Dogwood Lane, Kunkletown, PA 18505 a/k/a 7307 Dogwood Lane, Saylorburg, PA 18353

**TAX CODE:** 15/8B/2/23

**PIN NO.:** 15625704900426

**TITLE TO SAID PREMISES IS VESTED** IN Robert Hoadley and Melissa Hoadley by deed from Federal Home Loan Mortgage Corporation dated 05/13/2003 recorded 07/01/2003 in Deed Book 2158 Page 4580.

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

**MELISSA HOADLEY  
 ROBERT HOADLEY**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**AMANDA RAUER,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9957 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the Township of Middle Smithfield , County of Monroe and State of Pennsylvania, marked and designated as Lot Number 47 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 Page 51.

Parcel No. 9/4C/1/44

Being the same premises which Gloria Marino, single, by deed dated 10-04-96 and recorded 10-22-96 in the Office of the Records of Deeds in and for the County of Monroe in Record Book 2030 Page 2570, granted and conveyed unto Ronald J. Farrell and Margaret M. Farrell, husband and wife.

Notice - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner and owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth i then manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.) Title to said Premises vested in Margaret M. Farrell by Deed from margaret M. Farrell dated 10/16/2009 and recorded 10/23/2009 in the Monroe County Recorder of Deeds in Book 2361, Page 5954.

Being known as 134 Lake of the Pines, East Stroudsburg, PA 18302

Tax Parcel Number: 9/4C/1/44

Tax Pin Number: 09734404512368

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

**MARGARET M. FARRELL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4329 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Polk , County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lots Nos. 1 and 2 on a Map entitled "Subdivision of Lands of Henry G. Scheib, Jr." revised 07/29/90 prepared by Jeffrey B. Kreger, Registered Surveyor, R.R.I. Kunkletown, PA 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 62, page 454.

Together with the full free liberty and right unto the parties of the second part, their heirs and assigns, at all times hereafter forever, to have and use a certain passageway as a means of ingress, egress and regress to the aforesaid premises over lands now or late of Henry G. Scheib, Sr. and Margareta P. Scheib, his wife, in common with the parties of the first part, their heirs and assigns.

Grantors agree to maintain right of way on their property and keep in a passable condition.

Grantors have no responsibility for maintenance of that portion of the driveway located on herein conveyed property.

Said right of way being more fully described in Deed Book 396, page 507.

Title to said Premises vested in Anthony M. DiBella and Dianne DiBella, also known as Diane E. DiBella, husband and wife by Deed from Henry G. Scheib, Jr. and Phyllis K. Scheib, husband and wife dated 04/15/1992 and recorded 04/15/1992 in the Monroe County Recorder of Deeds in Book 1823, Page 1271. Being known as RR1 Box 280A New York Boulevard, Effort, PA 18330

Tax Parcel Number: 13/8/1/4-1

Tax Pin Number: 13622900764144

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

**DIANNA E. DIBELLA**

**A/K/A DIANE E. DIBELLA**

**ANTHONY DIBELLA**

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

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

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

the date of the sale. Distribution in accordance 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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2763 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

BEGINNING at an iron pin on the northerly side of Township Road No. 551; thence along the northerly side of said road South fifty-two degrees three minutes West, three hundred twenty one and three hundredths (321.03') feet to a point; thence leaving said road by other lands of William A. Burt and others the Grantors herein, of which this lot was formerly a part, North thirty three degrees nine minutes West, (at fifteen (15') feet passing over a pipe), over a stone fence seven hundred twenty six and two tenths (726.2') feet to a pipe; thence by the same along the southerly side of a stone fence North fifty five degrees eight minutes East, two hundred forty seven and sixty four hundredths (247.64') feet to a pipe, the northwest corner of lands of Jack Miller; thence by said lands running through a field south thirty nine degrees five minutes East seven hundred ten and sixty three hundredths (710.63') feet to the place of beginning.

CONTAINING 4.72 acres, more or less.  
 BEING known and numbered as HC 1 Box 1070/Burger Road, Blakeslee, PA 18610.

BEING the same premises which Charles E. Holiday Trustee of the Charles E. Holiday Trust, dated August 3, 2001, a single person, by Deed dated August 23, 2007 and recorded September 11, 2007 in and for Monroe County, Pennsylvania, in Deed Book Volume 2315, Page 9095, granted and conveyed unto Charles E. Holliday.

TAX CODE: 19/19/1/17-1  
 PIN NO: 19539500235111

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

**CHARLES E. HOLLIDAY  
 A/K/A CHARLES HOLLIDAY**

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4378 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot parcel or piece of land situate in the Township of 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 109 as shown on map entitled "Final Plan, Quail Ridge", dated 7 July 1989 and revised 8 March 1999; thence along Lot 109 S 76°18'10" E 291.57 feet to an iron in line of Lot 110 as shown on said map; thence along Lot 110, S 11°50'35" E 246.65 feet to an iron of Lot 102 as shown on said map; thence along Lot 102 S 70°23'50" W 64.30 feet to an iron, the most easterly corner of Lot 107 as shown on said map; thence along Lot 107, N 57°53'10" W 376.24 feet to an iron on the southeasterly line of the aforesaid Quail Ridge Lane; thence along the southeasterly 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 80.36 feet to an iron, a point of tangency; thence along the same N 13°31'50" E 60.00 feet to the place of the BEGINNING. Containing 1.618 acres, more or less.

Under and Subject to all noted, easement, restrictions and covenants as shown on said map.

Being Known As: 108 Quail Ridge Lane, Stroudsburg, Hamilton, Monroe County, PA 18360  
 Pin Number 07/89008

Parcel Number 07626900866372

Title to said premises is vested in James Silva and Wendy L. Silva, husband and wife, by deed from E. Roy Possinger and Nyles J. Possinger, Co-Partners dated September 30, 2003 and recorded October 6, 2003 in Deed Book 2169, Page 6632.

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

**JAMES SILVA  
 WENDY L. SILVA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1672 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 228, Birch Hollow Estates, Section Four, recorded in Plot Book Volume 53, Page 1, being described as follows, to wit:

BEGINNING at an iron on the northerly side of Sky View Terrace, thence along Lot No. 227, Birch Hollow Estates, North 82 degrees 18 minutes 1 second West (magnetic meridian 1966) for 370.74 feet to an iron; thence along lands of Indian Mountain Lake, North 17 degrees 57 minutes 0 seconds West for 450.60 feet to an iron; thence along Lot No. 235, Birch Hollow Estates, North 72 degrees 3 minutes 0 seconds East for 95.70 feet to an iron; thence along Lot No. 262, Birch Hollow Estates, South 48 degrees 31 minutes 56 seconds East for 615.36 feet to an iron on the northwesterly side of Sky View Terrace; thence along the northerly side of Sky View Terrace on a curve to the left having a radius of 190.00 feet and an arc length of 111.98 feet to the place of BEGINNING.

BEING known and numbered as 228 Skyview Terrace, Effort, PA 18330-9253.

BEING the same premises which Robert J. Faucett and Carol Ann Faucett, his wife, by Deed dated August 31, 2005 and recorded September 8, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2239, page 1956, Instrument No. 200540578, granted and conveyed unto Estate of Margaret Wong Inman a/k/a Margaret W. Inman a/k/a Margaret Inman.

TAX CODE: 02/17B/1/228

PIN NO.: 02632002662408

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

**ROSIE INMAN, EXECUTRIX OF THE ESTATE OF MARGARET WONG INMAN A/K/A MARGARET W. INMAN A/K/A MARGARET INMAN**

**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  
JAIME R. ACKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5510 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 14, 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. 13 Birch Hollow Estates, thence along the southerly side of Starlight Drive, North 76 degrees 27 minutes 42 seconds East (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 15, South 13 degrees 32 minutes 18 seconds East for 295.70 feet to an iron, thence along lands of Pauline Yurash, South 76 degrees 27 minutes 42 seconds West for 45.91 feet to an iron pin and stones found, thence along lands of Franklin S. Bizousky, South 76 degrees 27 minutes 42 seconds West for 104.09 feet to an iron, thence along Lot No. 13, North 13 degrees 32 minutes 18 seconds west for 295.70 feet to the place of BEGINNING.

CONTAINING 1.018 acres, more or less.

BEING TAX MAP NO. 02/17B/1/14

UNDER AND SUBJECT TO Protective Covenants, etc., as recorded in Deed Book Volume 1227, page 176.

BEING the same premises which Gerald F. Blasi, unmarried by Deed dated December 29, 2000 and recorded January 2, 2001 in the Office of the Recorder of Deeds for the county of Monroe in Deed Book 2089 Page 3567 as instrument Number 200100108, granted and conveyed unto Peter Iacopelli and Julie A. Iacopelli, husband and wife, in fee.

PIN NO. 02632004627971

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

**PETER IACOPELLI AND**

**JULIE A. IACOPELLI**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**CHRISTINA C. VIOLA,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2888 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
 ALL THAT CERTAIN lot, parcel or piece of land situate in **Coolbaugh Township**, County of Monroe and Commonwealth of Pennsylvania, being Lot 1126, Section G-III, Stillwater Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 12, Page 65.

Being the same premises which May M. Fitz, by her Deed dated June 11, 1999, and recorded June 18, 1999 in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Deed Book Volume 2065, page 2456 granted and conveyed unto Sergio Dobrini.

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.

Also under and subject to all restrictions, restrictive covenants, public and private easements, rights of way, exceptions and reservations, if any, of record and all easements and rights of way of public utility companies, if any, appearing of record in pertaining to the chain of title to the within premises.

Title to said Premises vested in Todd M. Schollhammer by Deed from Leonard A. Dobrini and Emily Loveto, Executrix of the Estate of Sergio Dobrini, Deceased dated 9/10/2007 and recorded on 10/12/2007 in the Monroe County Recorder of Deeds at Instrument #200738490.

Being known as 1126 Thunder Lane, Still Water Lake Estates, Pocono Summit, PA 18346  
 Tax Parcel Number: 3/14E/1/84  
 Tax Pin Number: 03634502877168

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

**TODD SCHOLLHAMMER A/K/A  
 TODD M. SCHOLLHAMMER**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PATRICK J. WESNER,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4689 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or piece of land situate in the Township of **Chestnuthill**, County of Monroe and State of Pennsylvania, bounded and described as follows to wit: beginning at a point on the North line of Cameron Road, which road is twenty-four (24) feet wide, and which point is located North seventy-six degrees East three hundred forty-five and eight tenths feet from the East line of the Old Public Road leading from Effort to Wilkes-Barre; thence along the said North line of Cameron Road, North seventy-six degrees East one hundred feet to a corner of Lot No. 3; thence along the West side of said Lot No. 3; North fourteen degrees West one hundred fifty feet to a corner of Lot No. 12, which lot is about to be conveyed by Helen Eglauf, Grantor hereof, to others; thence along the South side of said Lot No. 12, South seventy-six degrees West one hundred feet to a corner of Lot No. 1; thence along the East side of said Lot No. 1; South fourteen degrees East one hundred fifty feet to the place of beginning. Being Lot 4 in Block "O" on map of development to be known as "Sun Valley", made by M.A. Policelli, Registered Engineer, July 1952.

UNDER AND SUBJECT to restrictions, easements, covenants, etc., as of record.

Being Known As: 1107 Cameron Road, Effort, PA 18330

TAX CODE: 02/15/1/9  
 PIN NO.: 02632002870038

TITLE TO SAID PREMISES IS VESTED IN Jimmie E. Lofton, an individual by Deed from Francine Diolosa,

single dated 10/13/04 recorded 10/20/04 in Deed Book 2205 Page 2921.

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

**JIMMIE E. LOFTEN**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**DAVID NEEREN,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8708 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Price**, County of Monroe, and Commonwealth of Pennsylvania, and shown on map entitled, "The Hamlet" and recorded in Plot Book Volume 17, Page 87, bounded and described as follows to wit:

**BEGINNING** at an iron on the southerly line of Blue Ridge Drive said iron being the northwesterly corner of Lot 302, Section II, The Hamlet; thence along Lot 302, S 10°02'55" W (a radial line to the hereinafter described curve) (passing an iron at 351.08 feet) 374.88 feet to a point in line of land of Lucky Run Rod and Gun Club, N 29°01'22" W 501.06 feet to a point on the southerly line of Blue Ridge Drive, S 77°00'00" E 232.45 feet to a curvature; thence along the same on a curve to the left having a radius of 1625 feet an arc length of 83.71 feet to the place of **BEGINNING**. Containing 1.353 Acres, more or less.

**BEING PARCEL 14-6397-02-95-0286**

This property was erroneously stated as Lot 302, Section II, The Hamlet in deed from Ellen M. Simpler to James W. Burke, Jr. dated June 4, 2004 and recorded in the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg, PA in Record Book Volume 2192, page 6515.

**BEING** the same premises which James W. Burke, Jr. and Roseann M. Burke, husband and wife, by Deed dated February 13, 2006, and recorded February 16, 2006 in the Office of the Recorder of Deeds in and for

the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2258 page 1451, granted and conveyed unto Dale W. Barth.

**TAX PARCEL NO.:**14/3C/1/5

**PIN NO.:** 14-6397-02-95-0286

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

**DALE W. BARTH**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5401 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 138, Birch Brier Estates, section four, recorded in Plat Book Volume 58, page 79, being described as follows, to wit:

**Beginning** at an iron on the northerly side of Birch Brier Drive, being a corner of Lot No. 47, Birch Brier Estates, section one, recorded in Plat Book Volume 58, Page 6; thence along Lot No. 47, north 24 degrees 09 minutes 46 seconds east (magnetic meridian) for 291.00 feet to an iron in line of Lot No. 136, Birch Brier Estates, section four, thence along Lots No. 136 and 137, south a corner of Lots No. 139 and 137, Birch Brier Estates, section four, thence along Lot No. 139, south 14 degrees 43 minutes 58 seconds east for 250.00 feet to an iron on the northerly side of Birch Brier Drive thence along the northerly side of Birch Brier Drive the following two courses and distances; (1) on a curve to the right having a radius of 275.00 feet and an arc length of 186.69 feet to an iron; (2) north 65 degrees 50 minutes 14 seconds east for 75.00 feet to the place of beginning. Containing 1.062 acres more or less.

Title to said Premises vested in William Baez and Marimel Santana, his wife by Deed from Jose Diaz, n/k/a William Baez and Marimel Santana dated 10/31/2008 and recorded 11/07/2008 in the Monroe



County Recorder of Deeds in Book 2344, Page 7033.  
 Being known as 138 Birch Brier Drive, Effort PA 18330  
 Tax Parcel Number: 2/14G/1/138  
 Tax Pin Number: 02633103001429

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 MARIMEL SANTANA  
 WILLIAM BAEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11167 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, Being Lot No. 5 as shown on map entitled Final Plan, Map of Mountain Laurel Estates Two, recorded in Plot Book Volume 69, page 60, bounded and described as follows to wit:

**BEGINNING** at an iron in the northerly right-of-way of Mountain Laurel Drive, Township Route No. 921, being also a corner of Lot No. 4, Mountain Laurel Estates Two, thence along Lot No. 4 North 07°17'41" East (Magnetic Meridian) for 394.25 feet to an iron in line of lands of Donald G. Kishbaugh, South 84°04'23": East four 150.04 feet to an iron a corner of Lot No. 6, Mountain Laurel Estates Two, thence along Lot No. 6, South 07°17'41" West for 397.83 feet to an iron in the northerly right-of-way of Mountain Laurel Drive, Township Route No. 921, North 82°42'19" West for 150.00 feet to the place of **BEGINNING**. CONTAINING 1.3638 acres more or less.

**PARCEL NO. 02/90374  
 PIN 02633000717283**

**TITLE TO SAID PREMISES IS VESTED** IN Daniel Loffio and Kimberly Loffio, his wife, by deed from Steven P. Parisi and Colleen Parisi, husband and wife, and by her attorney-in-fact, Steven P. Parisi, by power-of-attorney and Donald G. Kishbaugh and Martha Ann Kishbaugh, his wife, dated October 14, 1997 and re-

corded October 15, 1997 in Deed Book 2040, page 9755.

Being Known As: 2265 Mountain Laurel Drive, Effort, Chestnuthill, Monroe County PA 18330

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 KIMBERLY LOFFIO  
 DANIEL LOFFIO**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MARGARET GAIRO,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10317 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situated in the **Township of Jackson**, County of Monroe and State of Pennsylvania, being Lot No. 119, Fall Creek Estates, Section Two, recorded in Plot Book Volume 58, page 150, being described as follows, to wit:

**BEGINNING** at an iron on the southerly side of Michael Lane being a corner of Lot No. 120, Fall Creek Estates, Section One, recorded in Plot Book Volume 58 page 101, thence along Lot No. 120, S 22 degrees 13 minutes 17 seconds E (Magnetic Meridian) for 250.75 feet to an iron in line of lands of Allan Laird Jr., thence along lands of Allan Laird Jr., S 58 degrees 25 minutes 37 seconds W for 167.23 feet to an iron a corner of Lot No. 118, Fall Creek Estates, Section Two, thence along Lot No. 118, N 22 degrees 13 minutes 17 seconds W for 277.97 feet to an iron on the southerly side of Michael Lane, thence along the southerly side of Michael Lane, N 67 degrees 46 minutes 43 seconds E for 165.00 feet to the place of **beginning**.

**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 Robert Fox and Bernadette B. Fox, h/w, by Deed from Robert Fox, married man, dated 04/23/2006, recorded

04/26/2006 in Book 2265, Page 4142.

TAX CODE: 08/7B/1/119

TAX PIN: 08635203219763

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT FOX

BERNADETTE B.

A/K/A BERNADETTE FOX

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4529 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

Beginning at the northeast corner, said corner being line of lands of Mario Bessi and being the northwest corner of the lands of John S. Metzger; thence along the line of lands of John S. Metzger, South fifty degrees five minutes West one hundred fifty-six feet to a corner; thence, along the line of land of Mahlon K. Price South thirty-six degrees fifty-two minutes West one hundred fifty and six one hundredths feet to a corner; thence through the lands of the Grantors North forty-eight degrees ten minutes West fifty feet to a corner; thence North twenty degrees fifteen minutes East two hundred fifty-eight and seven tenths feet to the line of lands of Mario Bessi; thence along the line of lands of Mario Bessi South sixty-nine degrees forty-five minutes East one hundred sixty five and four tenths feet to the place of beginning. Bearings from the Magnetic Meridian of the year 1943 and containing six-tenths of an acre of land, be the same more or less.

BEING THE SAME PREMISES which John Codella and Natalija Codella, husband and wife; and Dennis McGowan, by deed dated 06/17/2005 and recorded 06/28/2005 in Book 2230 Page 5604 conveyed to

Russell G. Hooey II and Susan Drexler.

Pin #: 01638802851798

Tax Code #: 01/23/1/15-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN DREXLER

RUSSELL G. HOOEY, II

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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6581 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a stone, a corner of a lot late of Lewis Roe, Now George Golliland; thence along Sarah Street, (now East Broad Street), North sixty-one degrees East Forty feet to a mark on the sidewalk; thence by land of Theodore B. Stiff, of which this was formerly a part, South twenty-nine degrees East one hundred and twenty feet to a stake; thence by the same South sixty-one degrees West Forty feet to a stone; thence by land late of Edward Lockery and Lewis Roe, now George Gilliland, North twenty-nine degrees West one-hundred and twenty feet to the place of BEGINNING.

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

Being Known As: 61 East Broad Street, East Stroudsburg, East Stroudsburg, Monroe County, PA 18301 Parcel Number 05-4/1/7/25 Pin Number 05730112859158

Title to said premises is vested in by deed from Patricia Tasselli and Julio Tasselli, husband and wife, by deed from Paul N. Houle, single man dated May 30,

2003 and recorded June 4, 2003 in Deed Book 2155, Page 5357.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JULIO TASSELLI AND  
PATRICIA TASSELLI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6294 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** tract, piece or lot of land situate partly in the Township of Chestnuthill and partly in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 1, Jackson Mountain View, recorded in Plot Book Volume 38 Page 75 bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the northerly side of L.R. A-3760, Pa. Route 715, leading from Reeders to McMichaels, thence along the northerly side of L.R. A-3760, Pa. Route 715, North 73 degrees 38 minutes 20 seconds West for 220.00 feet to an iron, thence along lands of Joseph Fakler, North 17 degrees 24 minutes 50 seconds East for 225.03 feet to an iron, thence along lands of Louis and Helen Martinell, South 73 degrees 38 minutes 20 seconds East for 216.33 feet to an iron, thence along Lot No. 2, Jackson Mountain View, South 16 degrees 21 minutes 40 seconds West for 200.00 feet to the place of **BEGINNING**.

**CONTAINING 1.002 acres, more or less.**

All taxes are paid in Jackson Township.

The property identification number of the above described parcel: 8/8A/2/2

PIN # 08-6341-04-90-8532

This property is improved with a residence.

Address: Route 715, Lot 1, Section 1, Jackson Mountain View, Monroe County, PA 18352

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
HUSNIJA A/K/A  
HUSKO SABOVIC  
AND ESMA 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8722 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 62, Section No. B, as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume 19, Pages 77 and 79.

**TOGETHER** with the right to the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the Grantor as the Grantor may designate from time to time, for the purposes of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the Grantor, an easement for the Grantor to construct, repair, replace, operate and maintain gas, sewer and other utility lines. The Grantor does not hereby dedicate said private roads to public use.

**UNDER AND SUBJECT** to that certain schedule of Covenants, Restrictions and Conditions as appear on record in the aforesaid Recorder's Office in Deed Book Volume 435 at Page 149.

PIN No. 03635820908639

TAX ID No. 03/3B/2/71

BEING the same premises which Concetta Principato Now By Marriage Concetta Princetta, by Deed dated September 1, 2011 and recorded September 16, 2011 in the Monroe

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

**CONCETTA PRINCIPATO  
N/K/A CONCETTA PRINCETTA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4352 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, DEC 4, 2014  
AT 10:00 A.M.**

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

THE LAND REFERRED to in this policy is situated in the State of PA, County of Monroe, City of East Stroudsburg and described as follows:

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point at the intersection of a 33 feet wide right-of-way known as White Oak Lane with another 33 feet wide right-of-way known as Tupelo Lane, said point also being the Northeasterly corner of Lot No. M-28; thence along the middle of Tupelo Lane, North 50 deg East 124.03 feet to a point; thence North 32 deg 17' West, 171.06 feet to a point; thence South 50 deg West, 171.06 feet to a point; thence South 50 deg West, 143 feet to a point in the middle of White Oak Lane; thence along the middle of White Oak Lane, South 39 deg 24' East, 170, more or less to the place of beginning.

**WITH THE APPURTENANCES THERETO.**

BEING known and numbered as 141 Pocono Heights, East Stroudsburg, PA 18302-9830.

BEING the same premises which Joel S. Dennis, by Deed dated March 16, 2006 and recorded April 11, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2263, Page 6120, granted and conveyed unto Joel S. Dennis and Priscilla A. Dennis, as tenants by the entireties.

TAX CODE: 09/10A/1/110  
PIN NO: 09732403227760

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
PRISCILLA A. DENNIS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8338 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 127 of Hickory Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book 59, Page 238.

Under and subject to conditions, covenants, reservations, restrictions, rights of way, easements, exceptions, etc. As cited in the record chain of title.

Being the same premises which Jonathan Santiago by deed dated October 30, 2007 and recorded November 1, 2007 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2320 Page 455, granted and conveyed unto Jim Suta, correctly known as Jim Suta LLC, a Pennsylvania Limited Liability Company, the grantor herein.

And the said grantor will specially warrant and forever defend the property hereby conveyed.

Title to said Premises vested in Kamaljit Singh Purewal and Manjinder Kaur Purewal, a married couple by Deed from Jim Suta, correctly known as Jim Suta, LLC, a Pennsylvania Limited Liability Company dated 01/07/2008 and recorded 01/08/2008 in the Monroe County Recorder of Deeds in Book 2324, Page 7951. Being known as 127 Glen Circle Drive, Tobyhanna, PA 18466

Tax Parcel Number: 3/3A/3/27

Tax Pin Number: 03635702865526

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

**KAMALJIT SINGH PUREVAL  
MANJINDER KAUR PUREVAL**

**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  
**ROBERT W. WILLIAMS,**  
 ESQUIRE

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6720 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2003, Section FF, Indian Mountain Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 26, Page 91.**

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

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

**TITLE TO SAID PREMISES IS VESTED IN** Kimberly A. Patterson, by Deed from paul J. Bowen and Patricia A. Bowen h/w, dated 04/10/2004, recorded 04/23/2004 in Book 2187, Page 9313.

TAX CODE: 20/81/1/27  
 TAX PIN: 20632001391160

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

**KIMBERLY A. PATTERSON  
 N/K/A SUSAN D. LEBEAU**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6130 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Chestnut Hill, County of Monroe, and State of Pennsylvania being Lot No. 4, Final Sub-division Plan, Mountain Terrace Estates, recorded in Plot Book Volume 71, Page 152, bounded and described as follows, to wit:**

**BEGINNING** at an iron in the easterly right-of-way of Terrace Drive, being a corner of Lot No 3, Mountain Terrace Estates, thence along Lot No. 3, S 57 degrees 50 minutes 46 seconds E (mm) for 474.79 feet to an iron in line of lands of Daniel P. Mudrick, thence along lands of Daniel P. Mudrick S 02 degrees 23 minutes 50 seconds W for 172.78 feet to an iron, a corner of Lot No. 5, thence along Lot No. 5, N 57 degrees 50 minutes 46 seconds W for 560.54 feet to an iron in the easterly right-of-way of Terrace Drive, thence along the easterly right-of-way of Terrace Drive, N 32 degrees 09 minutes 14 seconds E for 150.00 feet to the place of **BEGINNING**.

**CONTAINING: 1.782 Acres more or less.**

**TITLE TO SAID PREMISES IS VESTED IN** James K. Franza and Jean E. Franza, by Deed from P&K Developers, LLC., dated 06/27/2001, recorded 06/28/2001 in Book 2099, page 3410.

TAX CODE: 2/91194  
 TAX PIN: 02634000470535

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

**JAMES K. FRANZA  
 JEAN E. FRANZA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3889 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 466, Section K (ext), as shown on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 24 at Pages 51, 53 and 55.**

**TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part a parcel thereof:**

And also, all the estate, right, title, interest, property, possession, calm and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances.

Parcel 03/9F/1/31  
03635916933253

Title to said premises is vested in Regina Roberts by deed from Edward Kenny and Amy Kenny, his wife dated June 6, 2006 and recorded October 23, 2006 in Deed Book 2285, Page 553.

Being Known As: K466 Lakeside Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

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

**REGINA ROBERTS**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1798 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground with improvements thereon, situated in the subdivision of Stonecrest Park, Lot 307, Sec N1, Skyline Drive, Tunkhannock Township, Monroe County, Pennsylvania, taxing parcel number 20/8E/1/58, in Plot Book Volume 9, Page 209.**

**TITLE TO SAID PREMISES IS VESTED IN** Errol Perryman, Jr., by Deed from Patriot Financial Inc., dated 07/22/2008, recorded 07/31/2008 in Book 2339, Page 6206. Errol Perryman, Jr died on 03/15/2010 and, upon information and belief, his surviving heir(s) are Errol Perryman, III, Rochelle Perryman, and Allison Richardson. Plaintiff's representative contacted the Register of Wills of Monroe County and was informed no estate has been raised on behalf of the decedent mortgagor. By executed waiver(s), Rochelle Perryman and Allison Richardson waived their right to be named as a defendant in the foreclosure action.

**TAX CODE: 20/8E/1/58**

**TAX PIN: 20632101262290**

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

**ERROLD PERRYMAN, III, IN HIS CAPACITY AS HEIR OF ERROLD PERRYMAN, JR, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN, JR, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOHN MICHAEL KOLESNIK,  
ESQUIRE

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6335 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

**BEING LOT C-4** as shown on a map entitled "Map of Fawn Acreage for Fawn Acreage, Inc., Pocono Township, Monroe County, Pennsylvania, June 18, 1970, W.D. Kitson, Registered Surveyor" as filed in the Office of the Recorder of Deeds in and for Monroe County in Plot book Volume 13, page 19.

**UNDER AND SUBJECT** to the covenants, easements, restrictions and reservations as set forth in the deed of record.

Parcel number 12/2/2/40  
Pin Number 12638203332022

**TITLE TO SAID PREMISES IS VESTED** in Drew S. McDonald and Meghan-Emily McDonald by deed from Drew S. McDonald and Meghan-Emily McDonald, formerly known as Meghan E. Sheridan, husband and wife who acquired title as unmarried, as joint tenants with right of survivorship, an not as tenants in common dated March 7, 2006 and recorded March 15, 2006 in Deed Book 2260, page 8756.

Being Known As: C4 Fawn Lane, Bartonsville, Pocono Township, Monroe County, PA 18321

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

**DREW S. MCDONALD AND  
MEGHAN-EMILY MCDONALD**

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 775 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 273, Section No. H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, page 21, 23 and 25.

Title to said premises is vested in Anthony Servedio and Cecilia Kaiser, as tenants in common by Deed from Osvaldo, Rodriguez and Della M. Rodriguez, h/w, dated 09/22/2006, recorded 09/29/2006 in Book 2282, Page 5986. Anthony Servedio died on 01/09/2012, and Cecilia Kaiser filed an Affidavit in Relation to Settlement of Estate in which she volunteered to act as Administratrix of his estate. The Affidavit was filed with the Surrogate's Court of Suffolk County in NY, No. 2012-201. Decedent's surviving heir(s) at law and next of kin is Cecilia Kaiser.

TAX CODE: 03/8E/175  
TAX PIN: 03635809053125

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

**CECILIA KAISER INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ANTHONY SERVEDIO UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ANTHONY SERVEDIO 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  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1281 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Being all of Lot 1201 in Section LL-IV as shown and designated on Plan of Indian Mountain Lakes, Section LL-IV, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated October 7, 1988, and recorded November 13, 1992, at the Recorder of Deeds for Monroe County, Map Book 64, Page 207.

Being Lot No. 1201, Section LL-IV, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A Achterman, Jr., dated October 7, 1988.

BEING known and numbered as 1201 Valley View Drive, Albrightsville, PA 18210.

BEING the same premises which Sandra Reo, Executrix for Estate of Morris Litvack, by Deed dated June 5, 2009 and recorded June 23, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2355, page 4047, granted and conveyed unto Ram C. Pongsema, a married man.

TAX CODE: 02/88872  
PIN NO: 02632002570376

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

**RAM C. PONGSEMA  
R. PONGSEMA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4681 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 202, 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 Vol. 33, Pages 101, 105.

Being Known As: 89 Penn Estates, East Stroudsburg, PA 18301

TAX CODE: 17/15F/1/202  
PIN NO.: 17639203036273

**TITLE TO SAID PREMISES IS VESTED IN KENNETH LAFORGIA and EILEEN BEREZNAK-LAFORGIA**, husband and wife by deed from JOHN F. BAGLIVI and GRACE M. BAGLIVI, husband and wife and JAMES F. BAGLIVI and ELLEN BAGLIVI, husband and wife dated 12/12/2000 recorded 12/20/2000 in Deed Book 2088 Page 8940.

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

**EILEEN BEREZNAK A/K/A  
EILEEN MARIE BEREZNAK A/K/A  
EILEEN M. BEREZNAK A/K/A  
EILEEN LAFORGIA A/K/A  
EILEEN BEREZNAK-LAFORGIA  
KENNETH LAFORGIA**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6123 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2044, Section 27, Saw Creek 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 47, Page 19.

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

Being the same property acquired by Stacey D. Williams, by Deed recorded 06/05/2001, of record in Deed Book 2097, Page 6923, in the Office of the Recorder of Monroe County, Pennsylvania.

Parcel number 09-5A/1/30  
Pin Number 09734501087410

Title to said premises is vested in Gregory E. Walker and Tracey D. Williams by deed from JOHN MCGUINNESS AND JOAN MCGUINNESS, HIS WIFE dated May 26, 2001 and recorded June 5, 2001 in Deed Book 2097, Page 6923.

Being Known As: 2044 Porter Drive, Bushkill, Monroe County, PA 18324

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

**STACEY D. WILLIAMS AND GREGORY E. 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  
MARC S. WEISBERG, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3457 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, known as Lot No. 44, of Castle Rock Acres, as described as wit:

**BEGINNING** at a point on Hillside Drive, said point marking the westerly most corner of Lot No. 8; thence South 34 degrees 44 minutes 58 seconds East, 191.70 feet to a point marking the southerly most corner of Lot No. 8; thence along lands of other South 53 degrees 51 minutes 09 seconds West 190.00 feet to a point marking the easterly corner of Lot No. 45; thence North 34 degrees 41 minutes 33 seconds West 110.04 feet to a point in the Hillside Drive, above mentioned; thence in and along Hillside Drive North 62 degrees 22 minutes 18 seconds East 191.20 feet to the point of beginning.

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

**TITLE TO SAID PREMISES VESTED** in Natasha J. Walcott, by Deed from Peter Andrews, a single man, dated 01/04/2007, recorded 01/08/2007 in Book 2293, Page 285.

TAX CODE: 09/10/1/16-97  
TAX PIN: 09732402771595

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

**NATASHA J. WALCOTT**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9753 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THE FOLLOWING lot situate in the Township of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 56, Section "A", as shown on "Plotting of Lots of Pocono Wild Haven 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 11, page 7.

BEING known and numbered as 1021 Dancing Ridge Road, East Stroudsburg, PA 18301.  
BEING the same premises which Linda Hearn N/B/M Linda Diver and Michael Diver, her husband, by Deed dated February 6, 2001 and recorded February 12, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2091, page 1336, granted and conveyed unto Daniel S. Reinhardt, married.

TAX CODE: 14/5A/1/26

PIN NO: 14730504604867

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

**DANIEL S. REINHARDT  
ALSO KNOWN AS**

**DANIEL REINHARDT**

**SHERRY REINHARDT**

**ALSO KNOWN AS**

**SHERRY L. REINHARDT**

**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

JAIME R. ACKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4307 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT Certain Unit designated as Unit E, being Unit in Borough Park Townhouses, A Condominium Community situate in the Borough of East Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Borough Park Townhouses, A Condominium Community dated the 21st day of December, 1988 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania on the 23rd day of December, 1988 in Record Book Volume 1659, page 483.

TOGETHER WITH all right, title and interest, being a 1/6th undivided interest each, in and to the Common Elements as set forth in the aforesaid Declaration of condominium.

BEING the same premises which Mark Anderson, married by Deed dated April 19, 2006, and recorded April 25, 2006 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2265 page 3533, granted and conveyed unto Mark Patney.

TAX PARCEL NO.: 5/116937

PIN NO.: 05-7301-15-64-7423

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

**MARK J. PATNEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JAMES V. FARERI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6128 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lots or lots, parcel or piece of ground situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot or Lots No. 111 Section C, 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 32, Pages 105, 107, 109, 111, 113.

THIS CONVEYANCE is made together with rights and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

Parcel Number 17/15D/1/133  
Pin Number 17639201156156

Title to said premises is vested in Jonnie Jackson and Lawrence Jackson by deed from Charles Knox and Mary E. Knox, his wife dated December 21, 2006 and recorded January 4, 2007 in Deed Book 2292, Page 6547.

Being Known As: 111 C Runnymede Drive, East Stroudsburg, Stroud Township, Monroe County, PA 18301

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

**JONNIE JACKSON AND  
LAWRENCE JACKSON**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4098 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, DEC 4, 2014  
AT 10:00 A.M.**

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

All That Parcel of Land in Township of Pocono, Monroe County, State of Pennsylvania, as more fully described in deed book 2153, Page 4392, Id#, being known and designated as Lot 402, Section Plott, II, Glenoak Forrest, filed in Plot Book 27, Page 89 Tax Parcel Number 12/1a/1/42

Being more fully described in deed as follows:  
ALL THAT CERTAIN lot situate in the Township of Pocono, County of Monroe and State of Pennsylvania, designated as Lot No. 402 as shown on map entitled "Plotting II, Glenoak Forrest, Owner-Developer William Keller, 23 June 1975", and recorded in Monroe County Recorder of Deeds in Plot Book 27, Page 89. 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 Richard W. Walborn and Bonnie J. Walborn, husband and wife, by deed dated 05/14/2003 and recorded 05/15/2003 in Book 2153 Page 4392 conveyed to Richard W. Wolburn.

Pin #: 12-6393-03-14-8587  
Tax Code #: 12/1A/1/42

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

**BONNIE J. WALBORN  
RICHARD W. WALBORN**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6673 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or tract of land situated in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being shown and designated as Lot No. 3 on a certain Map entitled 'Final Plan; Northridge Acres, Township of Pocono, Monroe County, Pa., Scale: 1 inch=100 Feet; September 1982' as prepared by Greaber Drafting and Design, Henryville, pa., said Map being recorded in Monroe County Plat Book Volume 50, Page 67.

Title to said premises is vested in George E. Stapleton, Jr. and Jenifer Stapleton, husband and wife by deed from George Stapleton, Jr. dated June 29 2010 and recorded July 1, 2010 in Deed Book 2372, Page 8050.

Parcel number 12/3/1/18-3  
Pin Number 12638301158855

Being Known As: 117 F Cherry Lane Church Road, Henryville, Pocono Township, Monroe County, PA 18332

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

**GEORGE E. STAPLETON, JR  
AKA GEORGE E. STAPLETON  
AKA GEORGE STAPLETON  
AND JENIFER STAPLETON  
AKA JENNIFER STAPLETON**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situated in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot 5827, Section D-1, Emerald Lake Estates, as shown a plan of lots recorded in the Office of the Recorder of Deeds for the County of Monroe, in Plot Book Volume 19, Page 111.

Having thereon erected a dwelling house known as: 5827 Clover Road n/k/a 1336 Clover Road Long Pond, PA 18334

TAX CODE # 20/1C/1/360  
PIN # 20-6344-04-80-1155

**BEING THE SAME PREMISES WHICH** Minietta N. Dames by deed dated 12/02/03 and recorded 12/09/03 in Monroe County Record Book 2176, Page 1901, granted and conveyed unto James M. Hayden.

To be sold as the property of James M. Hayden on Judgment No. 5357-CV-2013

**UNDER AND SUBJECT** to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

**JAMES M. HAYDEN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2544 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; BEING Lot Nos. 19 and 20, as shown on Plan of Lots entitled "Map of Lot Layout, Land of Guy Holly and John Karlock, Middle Smithfield Township, Monroe County, Pennsylvania, and Porter Township, Pike County, Pennsylvania, Pine Glen, Harry F. Schoenagle, Registered Surveyor, dated September 14, 1971" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 17, page 5, and in and for the County of Pike at Milford, Pennsylvania in Plat Book Vol. 9, Page 241.

BEING THE SAME PREMISES WHICH Thomas J. Rose and Teresa A. Rose, by Deed dated 12/27/01 and recorded 12/28/01 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2111, Page 7963, granted and conveyed unto Mary Ann Hartos a/k/a Mary Ann E. Hartos IMPROVEMENTS: Residential property.

TAX CODE NO.9/13/3/16  
PIN: 09731602777667

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

**MARY ANN HARTOS  
A/K/A MARY ANN E. HARTOS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7867 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, DEC 4, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 930, Section F, according to the Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 24, Page 47, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned plan on record.

Being known and numbered as 3355 Emerald Boulevard a/k/a 930 Ironwood Court, Long Pond, PA 18334.

BEING THE SAME PREMISES WHICH Michael Anthony Altman known of record as Michael A. Altman and Alice M. Altman, by deed dated December 26, 2007 and recorded January 11, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2325, Page 636, granted and conveyed unto Michael Anthony Altman, as sole owner.

TAX CODE: 19/3D/1/57  
PIN NO: 19634401156514

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

**MICHAEL ANTHONY ALTMAN  
ALICE M. ALTMAN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1662 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, piece or parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being Lot No. 10, Section 1, as shown on map entitled "Final Plan, Section No. 1, Sunset Pocono", dated February 26, 1973, revised March 1, 1973, and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Plot Book Volume 19, Page 55.

BEING known and numbered as 10 Sunglo Court, Henryville, PA 18332.

BEING the same premises which Joseph L. Valentine and Ada Valentine, Husband and Wife, by Deed dated October 9, 2006 and recorded October 18, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2284, Page 6495, granted and conveyed unto Roland R. Wilder and Chanett N. Wilder, husband and wife, as tenants by the entireties.

TAX CODE: 12/5B/1/12

PIN NO: 12637404720319

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

**ROLAND R. WILDER A/K/A  
RONALD WILDER  
CHANTEL WILDER A/K/A  
CHANTEL N. WILDER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JAIME R. ACKERMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1037 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot parcel or piece of land situated in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania being known as Lot No. 46 in Section 2 on a map entitled "Final Sub-division Plan, Wyndham Hills, Section Two" recorded I.

Being Known As: 24 Wyndham Drive, Cresco, PA 18326

TAX CODE: 11/5B/2/46

PIN NO.: 11637502892545

TITLE TO SAID PREMISES IS VESTED IN John E. Stuart and Sharen Ann Stuart, his wife, their heirs and assigns by Deed from Hannig Enterprises, Inc., a Pennsylvania Corporation dated 01/22/1988 recorded 04/28/1988 in Deed Book 1614 Page 1723.

Having been erected thereon a single family dwelling.

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

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

**JOHN E. STUART, DECEASED**

**SHAREN ANN STUART**

**JOHN E. STUART, 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

AMANDA RAUER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4277 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe and the State of Pennsylvania, marked and designated as Lot Number 52, Section Two as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and Recorded in Monroe County, Pennsylvania in Plot Book No. 30, page 47.

TOGETHER with all the rights and privileges and UNDER AND SUBJECT to covenants, conditions and restrictions as set forth in the chain of title.

Having erected thereon a dwelling known as 1224 Allegheny Drive, Blakeslee, PA 18610.  
Tax Parcel #20/8J/1/32  
Pin #20632102855534

Being the same premises which James T. Tolentino and Epifanio Tolentino, by their deed dated 3/25/04 and recorded 4/1/04 in the Recorder's Office of Monroe County, Pennsylvania in Deed Book 2186, page 57 granted and conveyed unto Lisa Jo Shuman and Daniel Thomas Sperling  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LISA JO SHUMAN AND  
DANIEL THOMAS SPERLING**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6503 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, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being lot number 268, section K, as shown on map of A Pocomo Country Place on file in the recorder of deeds office at Stroudsburg, Pennsylvania in plot book No. 24, pages 1, 3 and 5.

Under and subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

BEING known and numbered as K 268 Black Birch Way, Tobyhanna, PA 18466.  
BEING the same premises which BATA, LTD., by Deed dated may 13, 2010 and recorded May 19, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2370, page 9284, granted and conveyed unto Lizzette Sanchez and Henry Hernandez husband and wife as tenants by the entirety.

TAX CODE: 03/9E/1/173  
PIN NO: 03636917000550

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

**LIZZETTE SANCHEZ  
HENRY HERNANDEZ**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9737 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, described as follows:

Lot 10-15, Section G-III Thunder Lane, as shown on a Final Subdivision Map of Stillwater Lakes, Section G-III of the lands of Sundance Stillwater Corp., and recorded in Monroe County Plat Book Volume 12, at page 65, on April 24, 1969, which Subdivision Map is hereby incorporated by reference and made a part of this Deed as if it was set forth here in full and in its entirety.

**UNDER AND SUBJECT** to easements, conditions, restrictions, covenants and rights and privileges that may be of record and/or visible on the ground.

**TITLE TO SAID PREMISES IS VESTED IN** Ruben Salmeron and Selene Salmeron, his wife, by Deed from Builders Mortgage Service, Inc., dated 07/07/2000, recorded 07/11/2000 in Book 2081, page 3189.

**TAX CODE:** 3/14E/1/125

**TAX PIN:** 03634502970606

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

**RUBEN SALMERON  
SELENE SALMERON**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3493 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 173, as shown on "Plotting of Wilderness Acres," Middle Smithfield Township, Monroe County, Pennsylvania made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania in Plot Book No. 20, Page 17.

Being known and numbered as 349 Wilderness Acres, East Stroudsburg, PA 18302.

**BEING THE SAME PREMISES WHICH** Luana Anglada nbm Luana Pabon and Luis Pabon, wife and husband, by Deed dated october 11, 2007 and recorded October 17, 2007 in and for Monroe County, Pennsylvania, in Deed Book Volume 2318, Page 8649, granted and conveyed unto Luana Pabon and Luis F. Pabon, wife and husband.

**TAX CODE:** 09/14E/1/151

**PIN NO:** 09731504524962

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

**LUIS PABON  
A/K/A LUIS F. PABON  
LUANA PABON  
A/K/A LUANA ANGLADA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11783 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot No. 656, Section H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 22, 23 & 25. Being the same premises which John Friscia and John Semich, by deed dated the 13th day of April, 2004, and recorded 04/23/2004, in and for the Office of the Recorder of Deeds, for Monroe County, Pennsylvania, in Deed Book Volume 2188, page 109, did grant and convey unto V. Franco.

Being Known As: 8863 Chipmunk Drive, Tobyhanna, PA 18466

TAX CODE: 3/8E/1/594

PIN NO.: 03635809078319

TITLE TO SAID PREMISES IS VESTED IN Jennifer O'Rourke and Kevin Foster by Deed from Maria V. Franco dated 10/13/2005 recorded 11/03/2005 in Deed Book 2246 Page 6582.

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

**JENNIFER O'ROURKE  
KEVIN FOSTER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 102 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Jackson**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5, Phase I, Pennbrook Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 66, Page 72.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. Being Known As: 17 Highland Circle, Readers, PA 18352

TAX CODE: 8/89327

PIN NO.: 08635100651376

TITLE TO SAID PREMISES IS VESTED IN Marvin O. Leonard, Jr. and Diana Y. Leonard, husband and wife by deed from Joann Roman, unmarried and Marvin Leonard a/k/a Marvin O. Leonard, Jr. and Diana Y. Leonard, husband and wife dated 6/9/08 recorded 6/17/08 in Deed Book 2337 Page 59.

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

**MARVIN O. LEONARD, JR.  
DIANE Y. LEONARD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
AMANDA RAUER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5533 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, DEC 4, 2014  
AT 10:00 A.M.**

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

LOTS 1 ABC Block A-33, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Seven, Tobyhanna Township, Monroe County, Pennsylvania, dated April, 1985, Scale 1"=100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 9, page 173, on May 4, 1965.

BEING THE SAME PREMISES WHICH John J. Butler, Sr and John J. Butler, Jr. by Deed dated 07/03/03 and recorded 7/7/03 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2159, page 44, granted and conveyed unto Louis F. Gilmore.

IMPROVEMENTS: Residential property.

TAX CODE NO. 19/17D/2/44

PIN #: 19630610352992

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

**LOUIS F. GILMORE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7405 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, DEC 4, 2014  
AT 10:00 A.M.**

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

BEING Lot No. 6 on map entitled 'Major Subdivision Plan of Meadow's Edge prepared for Elam & Popoff and filed March 23, 1993 in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 65 page 47.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Boo, 1961, page 958, et seq.

TITLE TO SAID PREMISES VESTED IN Eric Gentile and Jennifer Gentile, h/w, by Deed from Raymond J. Powell and Carol Powell, h/w, dated 12/15/2004, recorded 12/16/2004 in Book 2210, Page 9859.

TAX CODE: 13/88930

TAX PIN: 1362390002260

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

**ERIC GENTILE**

**JENNIFER GENTILE**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8898 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, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R112, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated January 27, 1986 and recorded on May 30, 1986 in Record Book Volume 1491 at Page 717 granted and conveyed unto Louis H. Duffy and Angelina A. Duffy. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LOUIS H. DUFFY AND  
ANGELINA A. DUFFY**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9440 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, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in Blue Mountain Lake, County of Monroe, and Commonwealth of Pennsylvania, being Estate Lot Site Number 369, Horseshoe Drive, Blue Mountain Lake, in a Planned Unit Development and, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot book volume 69, Page 71.

BEING known and numbered as 855 Blue Mountain Lake, a/k/a 369 Horseshoe Drive, East Stroudsburg, PA 18301.

BEING the same premises which Catherine Yancey-Boyer, Administratrix of the Estate of Jessie E. Mason, late, by Deed dated December 29, 2003 and recorded January 6, 2004 in and for Monroe County, Pennsylvania, in Deed Book Volume 2178, page 6484, granted and conveyed unto Miguel A. Castro and Fanny Castro, as tenants by the entireties.

TAX CODE: 17/90458  
PIN NO: 17730202598862

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MIGUEL A. CASTRO  
FANNY CASTRO**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7887 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 18, Section 3, as shown on the Map of Pocono Pleasant Valley Estates, Tax Code 13/10C/2/11 on file in the Recorder's Office of Monroe County, Pennsylvania, in Plat Book 22, Page 45.

**BEING** the same premises which Robert E. Plank, Robert E. Plank, Jr., Steven D. Gladstone, and Margaret A. Swift, by Deed dated October 8, 1999, and recorded October 13, 1999 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Record Book Volume 2070, Page 2981, granted and conveyed unto KAL-TAC, INC., Grantor hereof, in fee.

**BEING THE SAME PREMISES** which Kal-Tac, Inc., a Pennsylvania Corporation, by deed dated 05/30/2002 and recorded 06/05/2002 in Book 2123 Page 6981 conveyed to Steven R. Ault.

Pin #: 13621902674192  
Tax Code #:13/10C/2/11

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

**STEVEN R. AULT**

**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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4100 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate, lying and being in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEING Lot No. 41 on a Map for the Estates at Stone Hill, prepared by Elam & Popoff and filed April 30, 1991 in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 63, at Pages 122 and 123.

**UNDER AND SUBJECT** to covenants, conditions, and restrictions for the Estates at Stone Hill dated April 30, 1991 and recorded in Record Book Volume 1776, Page 1075.

**TITLE TO SAID PREMISES IS VESTED IN** Darius Woodley and Molita Woodley, h/w, by Deed from George J. Novak, Jr. and Beverly J. Young, n/k/a Beverly J. Novak, h/w, dated 11/08/2002, recorded 11/13/2002 in Book 2136, Page 6880.

TAX CODE: 15/88303

TAX PIN: 15625703205169

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

**DARIUS WOODLEY**

**MOLITA WOODLEY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6803 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 152, Section No. G, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 17 and 19.**

**UNDER AND SUBJECT to the restrictions, conditions, and covenants as more full set forth in the chain of title.**

Parcel number 03/8D/1/584  
Pin Number 03635810352960

Title to said premises is vested in Yolanda Shannon-Washington and Silas Washington by deed from Robert W Maciejewski, Jr. and Anna C. Maciejewski dated May 23, 2002 and recorded May 31, 2002 in Deed Book 2123, Page 2692.

Being Known As: 7243 Woods Terrace aka 7243 Woods Lane, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

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

**YOLANDA SHANNON-WASHINGTON  
SILAS WASHINGTON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3359 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot Number 241, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Pages 105 and 113.**

**Under and Subject to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.**

Parcel Number 17/15b/2/36  
Pin Number 17639203340237

Title to said premises is vested in Cecil Buchanan by deed from Brian J. Ruddy dated August 31, 2007 and recorded November 7, 2007 in Deed Book 2320, Page 5342.

Being Known As: 241C Stonehenge Drive, Township Stroud, East Stroudsburg, Stroud, Monroe County, PA 18301

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

**BRIAN J. RUDDY  
AND CECIL BUCHANAN**

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 737 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

Being Lot No. 6, Section 2, as shown on the Map of Plan entitled "Weir Mt. Acres", prepared by Jeffery B. Kresge, R.S. and recorded in the Office for the Recording of Deeds in and for the County of Monroe, in Plot Book 61, Page 230.

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

TAX NO.: 6/86600

PIN: 06-6237-00-80-0146

BEING the same premises which Joseph Parlegreco by Deed dated August 19, 2004 and recorded September 1, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2200 Page 8745, as Instrument Number 200440096, granted and conveyed unto Joseph Parlegreco and Jane Parlegreco, in fee.

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

**JOSEPH PARLEGRECO  
JANE PARLEGRECO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTINA C. VIOLA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7934 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or parcel situated in the **township of Ross**, county of Monroe, commonwealth of Pennsylvania, described as follow:

BEING lot 29, high point, in the township of Ross, county of Monroe, commonwealth of Pennsylvania, as recorded in plot book 61, pages 408, 409, 410 and 411.

**TOGETHER** with all rights, liabilities and privileges and under and subject to all conditions, restrictions, reservations and exceptions as more fully set forth in record book volume 1748, page 727, and o the recorded subdivision plans.

**TITLE TO SAID PREMISES VESTED** IN Erick Ocasio, single and Elizabeth Colon, single, by Deed from Allan Billal, single and Susan Billal, aka, Diane Susan Billal, single, dated 10/07/1997, recorded 10/10/1997 in Book 2040, Page 8876.

TAX CODE: 15/87300

TAX PIN: 15626700172947

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

**ELIZABETH OCASIO  
A/K/A ELIZABETH COLON  
ERICK OCASIO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5195 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot #109 Section 1 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, page 49.

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

**TITLE TO SAID PREMISES VESTED** in Saul Neto and Rosa Neto, his wife, by Deed from Pocono Hickory Lane, Inc., a Pennsylvania Corporation, dated 11/20/1991, recorded 12/06/1991 in Book 1805, Page 908.

By virtue of Saul Neto's death on or about 02/21/2000, his ownership interest was automatically vested in the surviving tenant by the entirety, Rosa Neto.

TAX CODE: 03/4B/1/10  
TAX PIN: 03635704914881

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4847 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being shown designated as Lot No. 556 Section K (EXT), as shown on a map of A Pocono Country Place on File in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 24, pages 51, 53, 55.

**UNDER AND SUBJECT** to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as in the chain of title.

**TITLE TO SAID PREMISES IS VESTED IN** Sandra Mungro-King and Moses King, III, w/h, by Deed from Aileen Diaz, dated 04/08/2005, recorded 05/11/2005 in Book 2225, Page 1150.

TAX CODE: 3/9F/1/347  
TAX PIN: 03636913121969

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

**SANDRA MUNGRO-KING  
MOSES KING III A/K/A  
MOSES M. KING 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1894 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, DEC 4, 2014**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 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. 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 Mellon Bank, by deed dated July 13, 2000 and recorded on September 15, 2000 in Record Book Volume 2084 at Page 2245, granted and conveyed unto Alvin R Cruz.**

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

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

**ALVIN R. CRUZ**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5856 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract or parcel of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, more fully described as follows: BEING Lot 3 as shown on a map entitled 'Additional Subdivision of Lands of Margery M. Getz, Polk Township, Monroe County, PA', as prepared by Achtermann Associates, dated September 4, 1984 and recorded in Plot Book 57, page 15, in the Monroe County Recorder's Office, at Stroudsburg, PA.**

**UNDER AND SUBJECT to the covenants and other notations set forth on the within referred to plan, including the electric power line right of way (unrecorded) on the shown plan.**

**TITLE TO SAID PREMISES VESTED IN Regina M. Young, by deed from Carol Alaimo and Regina Linda Brown, Administrators of the Estate of Lillian Myszkowski, Deceased, dated 2/23/2001 and recorded 2/27/2001 in Deed Book 2091, Page 8298.**

**TAX CODE: 13/11/16-5**

**TAX PIN: 13621900519826**

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

**REGINA M. YOUNG**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3193 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 5942, Section P as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by "Bellante & Claus" and recorded in Monroe County, Pennsylvania, in Plot Book**



No. 15, page 61.  
BEING known and numbered as 5942 Mohawk Trail,  
Tobyhanna, PA 18466.  
BEING the same premises which Louise Pisarri and  
John Pisarri, by Deed dated May 31, 2007 and re-  
corded June 8, 2007 in and for Monroe County, Penn-  
sylvania, in Deed Book Volume 2307, Page 6351,  
granted and conveyed unto Frederick A. Sciolaro, Jr.  
TAX CODE: 03/71/1/172  
PIN NO: 03635704702442

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
MARY ANN SCIOLARO,  
ADMINISTRATOR OF THE ESTATE OF FREDER-  
ICK A. SCIOLARO 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 ac-  
cordance with their statutory lien under the Uniform  
Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)  
must provide the Sheriff's Office at least two weeks  
before the Sheriff's Sale with written notification of  
the amount of the lien and state that "such amount is  
for the past six months prior to the Sheriff's Sale on-  
ly." Any sale which does not receive such notification  
from a POA will not be collected at the time of Sherif-  
f's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH L. MARIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of Pennsyl-  
vania to 4325 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, DEC 4, 2014  
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 THE FOLLOWING lot situate in the Township of  
Middle Smithfield , County of Monroe, State of  
Pennsylvania, marked and described as Lot No. 77,  
Section "C" as shown on plan marked "Pocono Wild  
Haven Estates, Inc." Owner and Developer, Section  
"C" Middle Smithfield Township, Monroe County, PA,  
made by Edward C. Hess, P.E." and dated March 24,  
1967 and recorded in Plot Book 11, page 41.**

**UNDER AND SUBJECT to the covenants, exceptions,  
conditions, reservations and restrictions as of record.  
BEING THE SAME PREMISES WHICH Yvonne Kulp  
and Wendell Kulp, by Deed dated 10/31/05 and re-  
corded 11/04/05 in the Office of the Recording of  
Deeds, in and for Monroe County, in Record Book  
Volume 2246, page 8255, granted and conveyed unto  
Joseph C. Ruocco, Jr.  
IMPROVEMENTS: Residential property.  
TAX CODE NO. 9/18A/1/3  
PIN #: 09730504911414**

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

**JOSEPH C. RUOCCO, 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 ac-  
cordance with their statutory lien under the Uniform  
Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii)  
must provide the Sheriff's Office at least two weeks  
before the Sheriff's Sale with written notification of  
the amount of the lien and state that "such amount is  
for the past six months prior to the Sheriff's Sale on-  
ly." Any sale which does not receive such notification  
from a POA will not be collected at the time of Sherif-  
f's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD NALBANDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage  
Foreclosure) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of Pennsyl-  
vania to 6099 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot situate in the Township of  
Coolbaugh, County of Monroe and State of Pennsyl-  
vania marked and designated as Lot No. 5512, Sec-  
tion S, as shown on "Plotting of Pocono Farms, Inc.,  
Coolbaugh Township, Monroe County, Pennsylvania,  
made by Bellante & Clauses" and recorded in Monroe  
County, in Pennsylvania, in Plot Book No. 14, page  
115.**

**BEING THE SAME PREMISES which August W. Baker  
and Diana M. Magni-Baker, husband and wife, by  
deed dated 11/11/2005 and recorded 11/28/2005 in  
Book 2249 Page 3731 conveyed to Edward E. Wilson,  
single and Christina Roberts, single, as joint tenants  
with the right of survivorship and not as tenants in  
common.**

Pin #: 03635704517566  
Tax Code #: 03/71/2/108

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

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

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

ALYK L. OFLAZIAN,  
ESQUIRE

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10094 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot situate in the **Township of Price**, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 2411 as shown on Plotting IV, Timber Hill, Inc., Monroe County, Pennsylvania, made by Achterman Associates and recorded in the Recorder's Office, Stroudsburg, Pennsylvania in and for the County of Monroe in map Book No. 14, page 55.

**BEING THE SAME PREMISES** which Joseph D. McMullan and Maura McMullan, husband and wife, by deed dated 05/13/2005 and recorded 05/17/2005 in Book 2225 Page 6856 conveyed to Marian Pogorzelski and Krzysztof Pogorzelski, father and son, as joint tenants with right of survivorship and not as tenants in common.

Pin #: 14-6395-01-25-1920  
Tax Code #: 14/8B/1/125

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

**KRZYSZTOF POGORZELSKI  
MARIAN POGORZELSKI**

**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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7421 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, DEC 4, 2014  
AT 10:00 A.M.**

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

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

**BEING** Lot 2 of Subdivision of Lands of Donald B. Robbins, as is shown on a plan prepared by Martin and Robbins - Registered Surveyors, and is titled, "Subdivision of Lands of Donald B. Robbins", dated 26 October, 1981 and is recorded in Monroe County Register and Recorder's Office in Plot Book 48, page 109.

**CONTAINING** 1.006 acres, more or less.  
**TITLE TO SAID PREMISES IS VESTED IN** Miroslawa Kulikowska, by Deed from Peter W. Indelicato and Patricia Battista, nbm Patricia Indelicato, h/w, dated 10/27/2003, recorded 11/17/2003 in Book 2174, page 2739.

TAX CODE: 12/7/1/56-33  
TAX PIN: 12637304812575

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

**MIROSLAWA KULIKOWSKA**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2498 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon designated as Unit No. C, on Building Site No. 20, Phase 2, of NorthSlope at Shawnee Mountain, situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, as those Unit and Building Site designations appear on a certain plat or plotting entitled "Phase No. 2, NorthSlope at Shawnee Mountain", 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 58, Pages 354 and 355.

**BEING THE SAME PREMISES** which Carolyn R. Pagano, by deed dated 06/30/2004 and recorded 07/01/2004 in Book 2195 Page 534 conveyed to Thomas H Kanane and Mary J Kanane, husband and wife.

Pin #: 09733304512061C1  
Tax Code #: 09/8A/2/20-1C

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

**MARY J. KANANE**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7468 CIVIL 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, DEC 4, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot parcel, or piece of ground situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, being Lot 182, Section F, as shown on the Map of Cranberry Hill Corporation, Penn Estates, on file in the Recorders Office of Monroe County, Pennsylvania, in Plot Book No. 33, Pages 101 and 105.

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

Parcel Number 17/15f/1/182

Pin Number 17639203121513

Title to said premises is vested in Dawnell Exil and Enoch Exil by deed from Enoch Exil dated July 26, 2007 and recorded October 5, 2007 in Deed Book 2318, Page 332.

Being Known As: 850 Penn Estates, East Stroudsburg, Stroud, Monroe County, PA 18301

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

**DAWNELL EXIL  
ENOCH EXIL**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1955 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, DEC 4, 2014**

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

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

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

Lot No. 4, Subdivision of Lands of Thomas A. Coolbaugh, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plat Book

Volume 60, page 463.

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

**BEING THE SAME PREMISES WHICH** Thomas A. Coolbaugh and Gail L. Coolbaugh, husband and wife, by Deed date 7/11/2005 and recorded 7/25/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2233, Page 7234, granted and conveyed unto Adrienne L. Cordero.

**IMPROVEMENTS:** Residential property.

**TAX CODE NO.** 17/116981

**PIN #**17720900540999

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

**ADRIENNE L. CORDERO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8090 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN**, lot parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3002, Section VI, Pocono Farms ast, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume/Page 17/121.

**HAVING** erected thereon a dwelling known as 3002 Northampton Road nka 406 Northampton Road, Tobyhanna, PA 18466.

**PARCEL NO.** 03/4B/3/25  
**PIN NO** 03636703201388

**BEING** the same premises which Amanda R. Ortiz, single, by Deed dated 8/31/2009 and recorded 9/02/2009 in the Recorder's Office of Monroe County, Pennsylvania, Deed Book Volume 2359, page 2218, Instrument No. 200926104, granted and conveyed unto Thomas J. Chernasky, single, his heirs and assigns.

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

**THOMAS J. CHERNASKY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2039 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Unit No. 09, as is more completely set forth on the Turnberry Village Condominium Declaration of Condominium filed by Mid-Monroe Development Corp., which plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Page 104, revised in Plot Book 65, Page 174, together with an undivided .0730 percent interest in the Common Elements of said Condominium as set forth in the Declaration of Condominium.

**TITLE TO SAID PREMISES IS VESTED IN** Juanita Castro, by Deed from Walter M. Castillo and Dolores Castillo, h/w, dated 05/31/2006, recorded 06/06/2006 in Book 2270, Page 764.

**TAX CODE:** 09/86948/U9

**TAX PIN:** 09732404919417

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

**JUANITA CASTRO**

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

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2631 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot 264, Section E, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Page 129.**

**BEING known and numbered as 716 Penn Estates, a/k/a 264 Burnside Terrace, East Stroudsburg, PA 18301.**

**BEING the same premises which ROBERT V. ROBERTI AND NINA M. ROBERTI, HIS WIFE, by Deed dated January 16, 2009 and recorded January 26, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2347, Page 8920, granted and conveyed unto Will B. Williams.**

**TAX CODE: 17/15E/1/264  
 PIN NO: 17638202965009**

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

**WILL B. WILLIAMS  
 A/K/A WILL 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

JAIME R. ACKERMAN, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5653 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, DEC 4, 2014  
 AT 10:00 A.M.**

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

**ALL THOSE CERTAIN lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania; BEING Lots Nos. 26 and 27, Section H, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempster, 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 Vol. 9, page 103.**

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

**TITLE TO SAID PREMISES IS VESTED IN Juliette Stephenson, by Deed from Heidermarie Hafner, dated 10/12/2007, recorded 10/17/2007 in Book 2318, page 9121.**

**TAX CODE: 09/13B/1/231  
 TAX PIN: 09732601050374**

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

**JULIETTE STEPHENSON**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3645 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, DEC 4, 2014**

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

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

**ALL THE FOLLOWING** lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5, Section G, as shown on "Plotting of Laurel View Village, Inc., Coolbaugh Township, Monroe County, Made by Charles Carey Kanavy, R.E. and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 121. BEING known and numbered as 2892 Cedar Lane, Tobyhanna, PA 18466-9175.

BEING the same premises which Richard L. Quieri and Arleen Quieri, husband and wife, by Deed dated July 8, 1999 and recorded July 19, 1999 in and for Monroe County, Pennsylvania, in Deed Book Volume 2066, page 5795, granted and conveyed unto Vernon Sam and Colleen Sam, husband and wife.

TAX CODE: 03/8A/1/202

PIN NO: 03635702662867

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

**VERNON SAM**

**COLLEEN SAM**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania

JAIME R. ACKERMAN,  
ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1621 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot or lot or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 136, Section D as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32 Page(s) 115, 117, 119 and 121.

BEING known and numbered as 136D Greenbriar Drive, East Stroudsburg, PA 18301.

BEING the same premises which Nicholas J. Solak and Mary Solak, by Deed dated July 26, 2010 and recorded August 23, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2374, Page 7606, granted and conveyed unto Evelyn Reyes.

TAX CODE: 17/15C/1/108

PIN NO: 17639201082906

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

**EVELYN REYES**

**A/K/A EVELYN 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

JAIME R. ACKERMAN,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6589 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, DEC 4, 2014**

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

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

**ALL THOSE FOLLOWING** lots, parcels or pieces of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lots 1, 2 & 3, Block 9 of Unit No. 4, Monroe Lake Shores, 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 8, Page 117. (erroneously cited at Page 177 in a previous deed).

**TITLE TO SAID PREMISES IS VESTED IN** Patricia A. Porcino by Deed from Christopher Lecher, aka Chris-

topher B. Lecher, unmarried, dated 08/31/2001, recorded 08/13/2003 in Book 2163, Page 5742.

Parcel No. 1:  
TAX CODE: 09/14B/4-9/1  
TAX PIN: 09731502887680  
Parcel No. 2:  
TAX CODE: 09/14B/4-9/2  
TAX PIN: 09731502888635

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

**PATRICIA A. PORCINO**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4860 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the **Township of Stroud**, County of Monroe, Commonwealth of Pennsylvania, being Lot 303, Section C-1, as shown on the Map of Cranberry Hill Corporation, Penn Estates, on file in the Recorders Office of Monroe County, Pennsylvania, in Plot Book No. 62, Page 270. Under and subject to all conditions, covenants and restrictions as of record.

Be advised this property is being sold subject to a mortgage.

Being Known As: 303 Glenwood Drive, East Stroudsburg, PA 18301

TAX CODE: 17/87813  
PIN NO.: 17639203347373

**TITLE TO SAID PREMISES IS VESTED IN** Maria Victoria Perez by Deed from Ron Frazier dated 06/14/1999 recorded 07/14/1999 in Deed Book 2066 Page 4375.

Having been erected thereon a single family dwelling.

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

**MARIA VICTORIA PEREZ**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2394 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** piece or parcel of land situate in the **Borough of Mount Pocono**, County of Monroe, State of Pennsylvania, known as Lot No. 9 upon the subdivision plan of Section 3, Pine Hill Park, as recorded in the Office of the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Map Book 28, page 17. Being the same premises which Linda M. Galasso by Deed dated 5/16/2003 and recorded 5/19/2003 in Monroe County in Deed Book 2153 Page 7072 conveyed unto Adam Misiejuk and Joanna Misiejuk, in fee.

**TITLE TO SAID PREMISES IS VESTED IN** Adam Misiejuk and Joanna Misiejuk, h/w, by Deed from Linda M. Galasso, single, dated 05/16/2003, recorded 05/19/2003 in Book 2153, Page 7072.

TAX CODE: 10/2/2/11  
TAX PIN: 10636617106778

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

**ADAM MISIEJUK  
JOANNA MISIEJUK**

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

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

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

the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6706 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot or piece of ground, situate in Jackson Township, Monroe County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Section II, The Woods at Mountain Spring Lake, as recorded in Monroe County Plat Book 61 Page 294, more fully identified as Lot No. 203 on said Plan.

Being the same property which Jack B. Rader by William H. Rader as Attorney in Fact and Marjorie A. Rader, husband and wife, granted and conveyed unto Stephen Mikolay and Janet Mikolay, husband and wife by deed dated August 4, 1995 and recorded August 7, 1995 in the Recorder's Office of said County in Deed Book 2017 Page 1364.

247 Pin Oak Road, Stroudsburg, PA 18360

Permanent Parcel No.: 08/87337

Pin No.: 08635100866397

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

**STEPHEN MIKOLAY AND  
 JANET MIKOLAY**

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8692 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 11, Section 3, according to Plan of Woodhills Estates, Section 3, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 13, Page 101.

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

**BEING TAX CODE NO. 7/8A/3/5.**

**PIN NO. 07637003313662**

**BEING** the same premises which David S. Wengerd, by Deed dated December 27, 2008 and recorded December 30, 2008 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2346, Page 8109, as Instrument No. 200863652, granted and conveyed unto Victoria Mack, in fee.

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

**VICTORIA MACK**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 CHRISTINA C. VIOLA,  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1120 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**THURSDAY, DEC 4, 2014**

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



**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No 12, Payton Place, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 15/87.  
 Being Known As: Rr 8 Box 8778, East Stroudsburg, PA 18301-9621  
**TAX CODE: 9/16/4/14**  
**PIN NO.:** 09731302667460

**TITLE TO SAID PREMISES IS VESTED** IN Graciana Lisboa, married and Priscilla Lisboa-Vargas, married by deed from Graciana Lisboa, married dated 06/30/2005 recorded 09/19/2005 in Deed Book 2240 Page 3815.

Having been erected thereon a single family dwelling.

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

**GRACIANA LISBOA AND PRISCILLA LISBOA-VARGAS**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOHN ERIC KISHBAUGH,**  
 ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4751 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THE FOLLOWING** lot, situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania marked and designated as Lot Number 6, as shown on "Plotting of Wilderness Acres", Middle Smithfield Township, Monroe County, Pennsylvania, recorded in Plot Book Volume 20, page 17.

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

**BEING** the same premises which Albert H. Geldmach-

er by Deed dated October 29, 1999, and recorded November 1, 1999 in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania in Deed Book Volume 2071 page 1289, granted and conveyed unto Shannon Klein.

**TAX PARCEL NO.:** 09/14E/1/101  
**PIN NO.:** 09-7315-04-81-6577

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

**SHANNON KLEIN**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3942 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
**ALL THAT CERTAIN** tract or parcel of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania and known as Estate Lot Site #616 located on Azure Court as shown on the Final Plans Phase 5, Blue Mountain Lake, a Planned Unit development, approved by the Stroud Township Board of supervisors and 11/16/1998 and filed of recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 12/10/1998 in Plot Book 70 Page 257 & 258.

**TITLE TO SAID PREMISES IS VESTED** IN Joseph L. Hardin and Marsha E. Hardin, h/w, by Deed from Richard Sorger and Annette Sorger, h/w, dated 12/13/2005, recorded 12/21/2005 in Book 2252, Page 3396.

**TAX CODE: 17/91131**  
**TAX PIN: 17730303220135**

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

**MARSHA E. HARDIN  
 JOSEPH L. HARDIN**

**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  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9350 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot No. 402, Section L of A Pocono Country Place recorded in the Office for the Recording of Deeds & C., in and for the County of Monroe in Plot Book 24, Pages 7, 9 and 11. Under and subject to covenants, conditions and restrictions as appear in the chain of title.

Title to said Premises vested in Albert J. Cruzado by Deed from Federal National Mortgage Association, a/k/a Fanniema, a Corporation dated 02/26/2004 and recorded 03/31/2004 in the Monroe County Recorder of Deeds in Book 2185, Page 8459. Being known as 402 Bonny View Lane, Tobyhanna, PA 18466

Tax Parcel Number: 3/9D/1/165  
Tax Pin Number: 03635916844254

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

**ALBERT J. CRUZADO**

**AKA ALBERT CRUZADO**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W WILLIAMS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1534 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, DEC 4, 2014**

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

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

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3, as is more particularly set forth on the plot map of Northeastern Development Co., Crestwood, as the same is duly recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, in and for the County of Monroe, in Plot Book Volume 57, Page 229.

Being known as numbered as 3 Ryan Drive, Stroudsburg, PA 18360-0000.

**BEING THE SAME PREMISES WHICH** Sirva Relocation Credit LLC, a Delaware Limited Liability Company, by Deed dated October 24, 2006 and recorded March 2, 2007 in and for Monroe County, Pennsylvania, in Deed Book Volume 2298, Page 998, granted and conveyed unto Frank Capasso.

TAX CODE: 17/16/3/45-3

PIN NO: 17638101473263

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

**FRANK CAPASSO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 400 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 334, 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.

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

BEING known and numbered as 9106 Idlewild Drive, Tobyhanna, PA 18466-3808.

BEING the same premises which David S. Wengerd, by Deed dated July 24, 2008 and recorded July 27, 2009 in and for Monroe County, Pennsylvania, as Instrument No. 200918644, granted and conveyed unto Darlene Blalock.

TAX CODE: 03/9C/1/145

PIN NO: 03635918310856

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

**DARLENE BLALOCK**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10277 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3010, Section 6 of Pocono Farms East as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 121.

BEING known and numbered as 3010 Northampton Road, Tobyhanna, PA 18466-4116.

BEING the same premises which Joseph Laviano and Josephine Laviano, husband and wife, by Deed dated May 26, 2006 and recorded June 8, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2270, Page 4163, granted and conveyed unto Joseph Bertino and Tiffany Bertino, Husband and Wife.

TAX CODE: 04/4B/3/33

PIN NO: 03636703106617

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

**TIFFANY BERTINO**

**JOSEPH BERTINO**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1740 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, DEC 4, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 1109 of Whispering Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, Page 63.

**UNDER AND SUBJECT** to covenants conditions and restrictions which shall run with the land as appear in the chain of title.

**TITLE TO SAID PREMISES VESTED** in Daniel Berrios, married, and Scott Zellander, an individual, by Deed

from Frank J. Gifford, an individual, and Jennifer F. White-Falcone, an individual, dated 01/28/2005, recorded 2/4/2005 in Book 2215 Page 4475 Instrument #200505275.

TAX CODE: 03/4C/2/15  
TAX PIN: 03635602999299

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DANIEL BERRIOS  
SCOTT ZEILANDER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7765 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 25, Section No. 1, Countryside, as shown on map of lands of Truco, Inc., and recorded in the Office for the Recording of Deeds, &c., Stroudsburg, Pennsylvania, in Plot book 26, page 45.**

**UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.**

**TITLE TO SAID PREMISES IS VESTED IN** Gerald M. Squier and Dawn M. Squier, h/w, by Deed from Dale A. McFarland, dated 01/12/2007, recorded 01/31/2007 in Book 2295, Page 2658.

TAX CODE: 2/9A/1/28  
TAX PIN: 02624802895828

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GERALD M. SQUIER  
DAWN M. SQUIER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3249 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot no. 80, as shown on a plan titled "Final P.R.D. Plan, Water Gap Watch-West", as Pennsylvania, and recorded in Monroe County, Pennsylvania in Plot Book no. 72, page 75.**

**TOGETHER with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.**

**TITLE TO SAID PREMISES IS VESTED IN** Abdus Shaleem and Fahia K. Chowdury, by Deed from Melissa West and Donald West, dated 01/05/2005, recorded 01/20/2005 in Book 2214, page 1.

TAX CODE: 16/92020  
TAX PIN: 16731102781612

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ABDUS SHALEEM  
FAHIA K. CHOWDURY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - Nov. 7, 14, 21

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6287 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, DEC 4, 2014  
 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 3055 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, DEC 4, 2014  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 131, Section G, 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 19, Pages 11, 17 and 19.

BEING known and numbered as 131 Woods Lane, Tobyhanna, PA 18466.

BEING the same premises which D, E & S PROPERTIES, INC. T/A CLASSIC QUALITY HOMES, by Deed dated July 23, 2010 and recorded July 27, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2373, page 7890, Instrument No. 201017378, granted and conveyed unto peter C. Okoli.

TAX CODE: 03/8D/1/577  
 PIN NO: 03635810352370

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PETER C. OKOLI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**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. 21, Section A, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Class" and recorded in Monroe County, Pennsylvania, in Plot Book Vol. 11, Page 119.

Being the same property which Larry Goodman and Eva Laws Goodman, his wife, granted and conveyed unto Eduardo A. Munoz, married by deed dated August 24, 2005 and recorded August 29, 2005 in the Recorder's Office of said County in Deed Book Volume 2237 Page 8974.

21 Palomino Place Drive, Tobyhanna, PA 18466  
 PIN No.: 03635702759073  
 Tax Parcel No. 3/7A/1/114

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 EDUARDO A. MUNOZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6745 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, DEC 4, 2014  
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1121, Section G-111, Stillwater Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 12, Page 65.

BEING the same premises which Zdzislaw Mamczur, by Deed dated October 12, 2004 and recorded October 29, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2206 Page 2539, granted and conveyed unto Grzegorz Mosiejewski.

PROPERTY ADDRESS: 1121 Thunder Lane a/k/a 1163 Thunder Drive, Pocono Summit, PA 18346

TAX ID: 03/14E/1/24

PIN: 03634502876577

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GRZEGORZ MOSIEJEWSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4254 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, DEC 4, 2014**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL CERTAIN LOT, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania; being Lot No. 196. Section No. L as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, pages 7, 9 and 11.

BEING known and numbered as 2530 Lakeside Drive, Tobyhanna, PA 18466-3710

BEING the same premises which Evelyn Diaz, by Deed dated May 31, 2006 and recorded June 6, 2006

in and for Monroe County, Pennsylvania, in Deed Book Volume 2270, Page 503, granted and conveyed unto Evelyn Gonzalez, an individual.

TAX CODE: 03/9D/1/270

PIN NO: 03635916824916

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EVELYN GONZALEZ

A/K/A E. GONZALEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAIME R. ACKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7618 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, DEC 4, 2014**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 7107, Section M-1, of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, page 43.

Under and subject to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

BEING THE SAME PREMISES which Douglas L. Fromme and Laurie R. Fromme, husband and wife, by deed dated 09/28/2004 and recorded 10/04/2004 in Book 2203 Page 8678 conveyed to Shirley Foulks.  
Pin #: 03635703305017

Tax Code #: 03/7J/2/128

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHIRLEY FOULKS

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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1493 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot 20, 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.

Parcel Number: 09/97693  
Pin Number 09731400273089

Title to said premises is vested in Lavonda L. Edwards and Dwayne Murray by deed from LTS Development, LLC, Successor by merger to LTS Development, Inc. dated December 18, 2008 and recorded December 23, 2008 in Deed Book 2346, Page 6363.

Being Known As: 14 Clearspring Court, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LAVONDA L. EDWARDS AND  
DWAYNE MURRAY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4278 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania being Lot No. 51, Section L, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, pages 7, 9 and 11.

**UNDER and subject to certain covenants, rights and restrictions as now appear of record.**

**TITLE TO SAID PREMISES IS VESTED IN** Deborah Ann Bozilesky, widow, by Deed from Deborah A. Bozilesky, a/k/a Deborah Ann Bozilesky, widow, dated 02/20/2012, recorded 02/29/2012 in book 2398, Page 6678.

TAX CODE: 03/9B/2/79  
TAX PIN: 03635919627374

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DEBORAH A. BOZILESKY A/K/A  
DEBORAH ANN BOZILESKY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2057 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** piece or parcel of land situate, lying and being in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 2, as shown on Subdivision Plan of Gap View Hollow, recorded in the Office for the Recording of Deeds, in and for the County of Monroe, in Plot Book No. 71, Page 176.

**BEING THE SAME PREMISES WHICH Aleem Azaad**, by Deed dated 5/2/2011 and recorded 5/3/2011 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2386, Page 1828, granted and conveyed unto Viola Bosetti and Aleem Azaad.

**IMPROVEMENTS:** Residential Property.

**TAX CODE NO.** 16/91268

**PIN #:** 16731002589246

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**VIOLA BOSETTI**

**ALEEM AZAAD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5094 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT PARCEL** of land in Township of Tobyhanna, Monroe County, Commonwealth of Pennsylvania, being known and designated as Lot 25 & 26 Abc, Block A-11, Section 1, Arrowhead Lake, filed in Plat Book 9 Page 35 and being more fully described in Deed Book 2230, Page 370 dated 10/19/2004 and recorded 06/23/2005, Monroe County Records, Commonwealth of Pennsylvania.

**BEING THE SAME PREMISES** which Walter C. Alderfer and Estelle Alderfer, husband and wife, by deed dated 10/19/2004 and recorded 06/23/2005 in Book 2230 Page 370 conveyed to James J. Angley and Anne E. Angley, husband and wife, as tenants by the entirety.

Pin #: 19539612856964

Tax Code #: 19/17A/1/37-1

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**ANNE ANGLEJ**

**JAMES ANGLEJ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4691 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, Being Lot No. 199, 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, 105.

**UNDER AND SUBJECT** to all covenants and restrictions as set forth in Record Book Volume 1504, Page 1306.

**TITLE TO SAID PREMISES IS VESTED IN** Edward R.



Alexander, by Deed from Donald Vilardi and Frances Vilardi, his wife, dated 12/20/1999, recorded 12/20/1999 in Book 2073, Page 2378.

TAX CODE: 17/15F/1/199  
TAX PIN: 17639203035086

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
EDWARD R. ALEXANDER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3447 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot/Lots No. 762, Sectino K (ext) as shown on map of A Pocono Country Place, on file int he Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, Pages 51, 53 and 55.

**UNDER AND SUBJECT** to restrictions, conditions and covenants, etc., as more fully set forth in the chain of title.

**BEING THE SAME PREMISES** which B & G Gallagher Construction, Inc., by deed dated 11/06/2002 and recorded 11/14/2002 in Book 2136 Page 9508 conveyed to Zandra Velez.

Pin #: 03636913024783  
Tax Code #: 03/9F/1/87

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ZANDRA VELEZ**

**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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11412 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, or piece of ground, situate in the **Township of Pocono**, Monroe County, Pennsylvania, being Lot No. 2, Section G, as is more particularly set forth o the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 35, pages 119, 121, 123, 124.

Parcel Number 12/117297  
Pin Number 12638202986405

Title to said premises is vested in Joseph Rodriguez by deed from Nestor M. Larosa dated March 10, 2004 and recorded March 16, 2004 in Deed Book 2184, page 6066.

Being Known As: 22 Penn Estates, East Stroudsburg, Township of Pocono, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSEPH RODRIGUEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
MARC S WEISBERG,  
ESQUIRE

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3157 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 207, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 127.

**TITLE TO SAID PREMISES VESTED IN** Jean T. Nickens, single, and James A. Lightfoot, single, by deed from Jay Fang and Mathew D. Merkel, husband wife, dated 7/30/2004 and recorded 8/3/2004 in Deed Book 2198, Page 792.

TAX CODE: 17/15E/1/207

TAX PIN: 17638202951510

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JEAN T. NICKENS**

**JAMES A. LIGHTFOOT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2277 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the Township of Pocono, Monroe County, Pennsylvania, being Lot or Lots No. 48, 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 119, 121, 123 and 124.

**TITLE TO SAID PREMISES VESTED IN** James H. Miles from James H. Miles and Delethia A. Miles, by Quitclaim Deed, dated 05/27/2010 and recorded 06/23/2010 in Book 2372 Page 3647.

TAX CODE: 12/117344

TAX PIN: 12639201090762

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DELETHIA A MILES**

**JAMES H. MILES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4957 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, DEC 4, 2014**

**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 the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, known as Estate Lot Site Number 341, located on Escoll Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1977 and filed of record in the Office of the Recorder of Deeds in and for the County of Monroe, on April 22, 1997 in Plot Book Volume 69, Page 71.

**TITLE TO SAID PREMISES IS VESTED IN Sharon N. Mendez, by Deed from Trevor A. Croteau and Stephanie L. Croteau, h/w, dated 05/17/2007, recorded 06/21/2007 in Book 2308, Page 6514.**

TAX CODE: 17/90430  
TAX PIN: 17730304502062

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHARON N. MENDEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7655 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land situated in Stroud Township, County of Monroe, and Commonwealth of Pennsylvania, being Lot 305, Section E, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, pages 123, 127.

PIN No.: 17638204946710  
TAX ID No.: 17/15e/1/305

BEING the same premises which Federal Home Loan Mortgage Corporation, by Deed dated May 13, 1999 and recorded May 19, 1999 in the Monroe County Recorder of Deeds Office in Deed Book 2063, page 9317, granted and conveyed unto Thomas A. Mellinger.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**THOMAS A. MELLINGER AND UNITED STATES OF AMERICA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**AMY GLASS,**  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7438 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 159, 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, Page 101, 103 and 105.

**TITLE TO SAID PREMISES IS VESTED IN DagoBERTo Manrique, single and Evelyn Berios, single, by Deed from Leonard Chicco and Lucia A. Chicco, h/w, dated 12/22/2003, recorded 02/26/2004 in Book 2182, Page 9367.**

TAX CODE: 3/8B/2/305  
TAX PIN: 03635816726742

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DAGOBERTO MANRIQUE  
EVELYN BERRIOS  
A/K/A EVELYN BERIOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6426 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 392, Section E, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Number 18, Pages 101, 107 & 109.

BEING the same premises which Wachovia Bank, National Association by Deed dated August 24, 2006 and recorded on September 25, 2006 in the Office of the Recorder of Deeds in and for Monroe County Pennsylvania in Book 2281, Page 9277, granted and conveyed unto Walter F. Hubbard, Jr., a single man, in fee.

TAX ID: 3/9A/1/149  
PIN: 03-6358-11-76-0370.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WALTER F. HUBBARD, 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  
CHRISTINA C. VIOLA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4232 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** tract, parcel or piece of land lying and being situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 45 on the subdivision plan entitled, "Phase III, Final Plans, White Oak Country Estates", prepared by RKR Hess Associates and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, in Plot Book 74, pages 40-42.

**TITLE TO SAID PREMISES IS VESTED IN** Mario Cabrera, married, by Deed from Mario Cabrera, married and Olga Kovacevich, unmarried, as joint tenants with right of survivorship, dated 06/09/2005, recorded 06/16/2005 in Book 2229, Page 908.

TAX CODE: 07/96319

TAX PIN: 07628800340231

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**MARIO CABRERA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3515 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, DEC 4, 2014**

**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 THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 76 Section Five, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliot & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book 18, page 75.

**TITLE TO SAID PREMISES IS VESTED IS** Latoya Somerville, a married woman, by Deed from Robert B. Birmele, Jr. and Terri K. Birmele, his wife, dated 06/02/2005, recorded 06/07/2005 in Book 2228, Page 91.

**TAX CODE:** 9/4A/2/22  
**TAX PIN:** 09734403447025

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LATOYA SOMERVILLE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1597 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Jackson, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1, Jackson Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 36, Page 65.  
**BEING THE SAME PREMISES** which Anna Marie Butler, Executrix of the Estate of Michael T. Leo, by deed dated 01/15/2008 and recorded 01/17/2008 in Book 2325 Page 5120 conveyed to Wayne Ramos and Jacqueline Ramos, husband and wife.

Pin #: 08635003438290  
Tax Code #: 08/9/11/16-4

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JACQUELINE RAMOS  
WAYNE RAMOS**

**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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2909 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**  
ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania marked and designated as Lot No. 1911, Section IV as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 119.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions in the above recited deed.  
**BEING THE SAME PREMISES** which Katherine Vuich, by deed dated 12/16/2006 and recorded 02/12/2007 in Book 2296 Page 4262 conveyed to Talmadge Lewis and Julia Lewis, his wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JULIA LEWIS  
TALMADGE LEWIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 GORNALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5377 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot No 155, Section A, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 31/65.**

**UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record.  
Parcel Number 17/15A/2/157  
Pin 17639201461891

Title to said premises is vested in Frank A. Leloia by deed from Robert Wiggett and Kelly A. Wiggett, husband and wife dated February 14, 2006 and recorded February 21, 2006 in Deed Book 2258, page 4981.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FRANK A. LELOIA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7428 CIVIL 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being lot 3701, 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.**

BEING the same property which Andrew L. Ellis, single man, by deed filed April 12, 2010 and recorded in the Recorder's office of said County in Book 2369 Page 1260, granted and conveyed to Lester Joseph, single man.

3701 Rob Roy Drive Drive, Tobyhanna, PA 18466

PIN No.: 03636703123035

Tax Parcel No. 3/4B/2/46

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LESTER JOSEPH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRETT A. SOLOMON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11258 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, DEC 4, 2014  
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 the Township of Stroud, County of Monroe, and Commonwealth of Pennsylvania, being Lot 152, Section D, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Pages 115, 117, 199 and 121.

UNDER AND SUBJECT to all conditions, covenants, and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Marie Y. Dorcely from Lynn Jasmin, by Deed, recorded 11/22/2010 in Book 2379 Page 2702.

TAX CODE: 17/15C/1/124

TAX PIN: 17639201099569

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**LYNN JASMIN  
MARIE Y. DORSELY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3989 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 40, Section 5 as shown on "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, made by VEP and Associated, Inc., and recorded in the Office for the Recorder of Deeds in Plot Book No. 33, Page 43.

BEING THE SAME PREMISES which Vonda F. Milligan, by deed dated 02/18/2004 and recorded 05/26/2004 in Book 2191 Page 2308 conveyed to Arnita Bowe.

Pin #: 02-6341-03-21-2294

Tax Code #: 2/6B/1/5

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
ARNITA BOWE  
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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7651 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN piece or parcel of land situated, lying and being in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 65, as shown on final P.R.D. Plan, Water Gap Watch-East, recorded in Monroe County, Pennsylvania, in Plot Book No. 71, Page 232.

PARCEL No. 16/90995

PIN No. 16731102898231

BEING known as 101 Woodwind Court, East Stroudsburg, PA 18301

BEING the same premises that Patrick J. White, by Deed dated April 13, 2009 and recorded June 9, 2009 in the County of Monroe (in Book 2354 Page 6750) / (as Document No. 200913917) granted and conveyed unto Ysabel Williams, her heirs and assigns, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**YSABEL 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

THOMAS M. FEDERMAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 509 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot situate in the Township of

Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5883, Section P, 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. 15, page 61.

**BEING THE SAME PREMISES** which Renata Monasterska, by deed dated 01/17/2007 and recorded 01/19/2007 in Book 2294 Page 1294 conveyed to Jerzy Regdosz and Dorota Regdosz, husband and wife.

Pin #: 03635704609898

Tax Code #: 03/71/1/104

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**DOROTA REFDOZ**

**JERZY REGDOSZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8105 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot parcel or piece of land situate in the Township of Stroud of Stroud County of Monroe, and Commonwealth of Pennsylvania, being Lot 224, Section F, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Pages 101 and 105.

**BEING THE SAME PREMISES** which Brad M. Cheesman, by deed dated 04/23/2002 and recorded 04/26/2002 in Book 2120 Page 5431 conveyed to Brendan O'Connor.

Pin #: 17639203131265

Tax Code #: 17/15F/1/224

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**BRENDAN O'CONNOR**

**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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4894 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, DEC 4, 2014**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of ground sit-



uate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 244, Section C, as shown on map of A Pocono Country Place on file at the Recorder's Office in Stroudsburg, Pennsylvania in Plot book No. 18, Page 63 and 65.

TITLE TO SAID PREMISES IS VESTED IN Gamel A. Delesbore, by Deed from Classic Quality Homes, (erroneously stated as classic quality home), dated 12/24/2009, recorded 12/29/2009 in Book 2364, Page 7579.

TAX CODE: 03/8B/1/66  
TAX PIN: 03635819710597

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GAMEL A. DELESBORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2133 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, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 175, Section L, 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 24, Pages 7, 9 and 11.

TITLE TO SAID PREMISES IS VESTED IN Angel L. Alers, Jr. and Yolanda Medina by Deed from Paoletti, Inc., a Pennsylvania corporation, dated 08/25/1998, recorded 09/14/1998 in Book 2053, Page 3254.

TAX CODE: 3/9D/1/335  
TAX PIN: 03635916824791

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANGEL L. ALERS, JR.  
YOLANDA 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  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10785 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, DEC 4, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 189, Section K, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 24/1, 3 and 5.

BEING THE SAME PREMISES which Ysmael Munoz, by deed dated 07/29/2005 and recorded 08/30/2005 in Book 2238 Page 764 conveyed to Joseph Fisher.  
Pin #: 03-6359-20-90-4004

Tax Code #: 3/9e/1/121

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JOSEPH FISHER**

**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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8463 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot 31, Section No. C, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 63 and 65. BEING THE SAME PREMISES which Jose G. Monge, by deed dated 07/01/2008 and recorded 07/22/2008 in Book 2339 Page 1989 conveyed to Jose Monge Jr.. Pin #: 03635819509801  
Tax Code #: 03/8B/1/29

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JOSE MONGE JR.**

**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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3367 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot of land situate in Township of Coolbaugh, Monroe County, Pennsylvania. Being Known As 7766 Country Place Drive, (Coolbaugh Township), Tobyhanna, PA 18466  
PARCEL NUMBER 3/8D/1/15  
PIN NUMBER: 0363581318914

**IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY R. SILVERENCE  
DORIS SILVERENCE A/K/A  
DORIS O. SILVERENCE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 428 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, DEC 4, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN** lot of land situate in the Township of Pocono Pines County, Pennsylvania: Being Known As 301 Winter Court, Pocono Pines, PA 18350

PARCEL NUMBER: 19/3D/2/23  
PIN NUMBER: 19633402896924

**IMPROVEMENTS: Residential Property  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PAUL R. ABRUN  
EILEEN A. ABRUN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is

for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Nov. 7, 14, 21