

**PUBLIC NOTICE
CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Wooley Bugger, Inc.**, a Pennsylvania Business Corporation, that the corporation has filed Articles of Dissolution and been dissolved in accordance with the Pennsylvania Business Corporation Law of 1988, as amended, and all persons having a claim against the corporation must present the same in accordance with the following procedures:

(1) All claims must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim.

(2) Claims must be sent to the following address: c/o 7164 Route 209, Stroudsburg, PA 18360.

(3) A claim must be received by the corporation not more than 61 days after the date of this notice or it will be barred.

(4) The corporation may make distribution to other claimants and the shareholders of the corporation (or persons interested as having been such) without further notice to any claimant.

Geoffrey S. Worthington, Esquire
DURNEY, WORTHINGTON & MADDEN, LLC
Suite 8, Merchants Plaza

P.O. Box 536, Tannersville, PA 18372

PR - Jan. 15, Jan. 22

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO: 1311 CV 2020**

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

ALISON H. TULLIO, PA I.D. NO. 87075

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 19-064218

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

PLAINTIFF

VS.

John Fitzgerald

DEFENDANT

To the Defendants, **John Fitzgerald**: TAKE NOTICE THAT THE Plaintiff, **WILMINGTON SAVINGS FUND SOCIETY, FSB**, not individually but solely as trustee for **FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1** 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 DEFENSE 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.

Lawyer Referral Service

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

PR - Jan. 22

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
NO. 4431 Civil 2020**

Buck Hill Falls Company

Plaintiff

vs.

Patrick J. Conlon and Rosaleene M. Hickey

Defendant(s)

TO: Patrick J. Conlon and Rosaleene M. Hickey

Defendant(s):

The Plaintiff, Buck Hill Falls Company, has commenced a civil action against you for CT I - Breach of Express Covenants, CT II - Breach of Express Rules and Regulations, CT III - Failure to Contribute to Costs and CT IV - Unjust Enrichment.

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

NOTICE

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

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

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

Telephone (570) 424-7288

Fax (570) 424-8234

Gary J. Saylor, II, Esquire

Cramer, Swetz, McManus

& Jordan, P.C.

711 Sarah Street

Stroudsburg, PA 18360

PR - Jan. 22

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **AVERIL L. GENTON a/k/a AVERIL LOUISE GENTON**, late of Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Dolores Cirillo, Executrix

1364 Grand Mesa Drive

Effort, PA 18330

Richard E. Deetz, Esq.

1222 North Fifth Street

Stroudsburg, PA 18360

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Brad L. Cereghino** , late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

Robert L. Cereghino, Administrator
130 Raccoon Way
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, P.C.
By: Daniel M. Corveley, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360-0511

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Dennis Eugene Bennett** , late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Diane Bennett
116 Calvary Ct., East Stroudsburg, PA 18302

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Dominick Lorusso** , deceased
Late of Pocono 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 with the County where notice may be given to Claimant.

Thomas DeLucia, Executor
c/o

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **George Guida** , 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans'

Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Mary Elizabeth Santoro, Executrix
c/o

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JANET A. VEGA** a/k/a **JANET VEGA** , late of Stroud Township, Monroe County, Pennsylvania.

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

LAURA VEGA, EXECUTRIX
P.O. Box 879
Nederland, CO 80466

JOSEPH P. McDONALD, JR., ESQ., P.C.
1651 West Main Street
Stroudsburg, Pennsylvania 18360

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Joyce Ann Pugh**
Late of 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 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.

DARLENE FRASIER, Executrix
c/o

Christopher S. Brown
11 North 8th Street
Stroudsburg, PA 18360

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Kenneth R. Mitchell Sr.**, Deceased August 22, 2020, of Chestnuthill Township, Monroe County.

Letters Testamentary in the above named estate have 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 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, c/o Executor.

Law Office of
David A. Martino, Esquire
1854 PA Rte. 209
P.O. Box 420
Brodheads ville, PA 18322
Executor: Kenneth R. Mitchell Jr.

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Leon H. Smale, Deceased July 25, 2020, of Kunkletown, Monroe County.

Letters Testamentary in the above named estate have 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 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, Executrix Sonia B. Smale

c/o

Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheads ville, PA 18322
Executrix: Sonia B. Smale

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF LINDA PIPERATO a/k/a LINDA M. PIPERATO, Deceased, Dec. 7, 2020, of East Stroudsburg, 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 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.

Executrix:

Alyssa Lopiano-Reilly
Lopiano-Reilly Law Offices, LLC
1067 Pennsylvania Avenue
Pen Argyl, PA 18072

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Loretta A. Hawk, a/k/a Loretta Annabel Hawk, a/k/a Loretta Hawk, deceased, late of Kunkletown, Monroe County, Pennsylvania

Letters Testamentary have been granted to Patty L. Hawk, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to Patty L. Hawk, Executrix

c/o SCHOFFSTALL ELDER LAW
attn: Sally L. Schoffstall, Esquire
2987 Corporate Court, Suite 200
Orefield, PA 18069

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mae Dell Wasserman, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

David G. Wasserman, Executor
8 Norden Place
Norwalk, CT 06855

NEWMAN, WILLIAMS, P.C.
By: Todd R. Williams, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360-0511

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF MARGARET A. SWIFT, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased.

Letters of Administration in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their 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.
Deborah Manwaring, Co-Administrator
159 Shinhollow Road
Port Jervis, NY 12771

Joseph Swift, Co-Administrator
2 Clear Brook Lane
Bloomington, NY 12721

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Martin Zacher, late of 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.

Michael Zacher
5146 Cresco Drive
Pocono Lake, PA 18347

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Matilda T. Oskera a/k/a Matilda Oskera, deceased

Late of Jackson 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.
Valentina Michella Knies, Executrix
c/o

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **PATRICIA A. CRAVEN**, late of Jackson Township, Monroe County, Pennsylvania, deceased.

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

Nina Woodling, Executrix
167 Balson Road
Stroudsburg, PA 18360

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

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

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Robert J. Trivett**, Deceased October 19, 2020, of Polk Township, Monroe County.

Letters Testamentary in the above named estate have 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 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, c/o Executor.

Law Office of
David A. Martino, Esquire
1854 PA Rte. 209
P.O. Box 420
Brodheads ville, PA 18322
Executor: Robert J. Trivett Jr.

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert W. Stevens**, a/k/a **Robert Ward Stevens**, late of 2780 Rimrock Road, Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Ward C. Stevens, Executor

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

NEWMAN WILLIAMS, P.C.
By: Todd R. Williams, Esquire
712 Monroe Street
Stroudsburg, PA 18360-0511

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **William J. Martucci**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Nicholas Martucci
229 Chimney Lane
Wilmington, NC 28409
or to:

Astor, Weiss, Kaplan, & Mandel
200 South Broad Street
Suite 600
Philadelphia, PA 19102

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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Wylar O. Michael, Jr.**, late of Tobyhanna Township, Monroe County, Commonwealth of 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 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.

Wylar O. Michael, III
195 Scenic Drive
Tobyhanna, PA 18610
or to:

ARM Lawyers
Jason R. Costanzo, Esq.
18 North 8th Street
Stroudsburg, PA 18360

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

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

No. 6033 - Civil - 2020

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.

WILLIAM FRANKLIN, ET AL

Defendants

AS TO SEPARATE DEFENDANTS:

WILLIAM FRANKLIN

VIRGINIA FRANKLIN

WILLIAM L MUCKELROY

DAVID C. RICE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE RICE A/K/A ALICE VIRGINIA RICE

ROBERT J. WEINSTEIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE RICE A/K/A ALICE VIRGINIA RICE

FLORA LOCKLEY, SURVIVING TENANT BY THE ENTIRETY OF IVERSON LOCKLEY A/K/A IVERSON LOCKLEY SR, DECEASED

NANCY PENN

GREGG MELVIN, KNOWN HEIR OF

WESLEY MELVIN, DECEASED
 DANIELLE DARBY, KNOWN HEIR OF
 WESLEY MELVIN, DECEASED
 AARON L. ANGELILLO, KNOWN HEIR OF ROBERT
 J. ANGELILLO, DECEASED
 AND ANY UNKNOWN HEIRS, SUCCESSORS, AS-
 SIGNS AND ALL PERSONS, FIRMS OR ASSOCIA-
 TIONS CLAIMING RIGHT, TITLE OR INTEREST,
 FROM, UNDER OR THROUGH
 JOE H. PENN
 WESLEY MELVIN
 ROBERT J. ANGELILLO, DECEASED

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Ridge Top Village Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania.

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

NOTICE

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

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

Stroudsburg, PA 18360

Telephone: 570-424-7288

Fax: 570-424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

Attorneys for Plaintiff

RIDGE TOP VILLAGE OWNERS ASSOCIATION

700 South 21st Street

Fort Smith, AR 72901

Telephone: 479/242-8814

Facsimile: 501/770-7077

PR - Jan. 22

PUBLIC NOTICE

NAME CHANGE

NOTICE IS HEREBY GIVEN that on December 14, 2020 the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **DOROTHY RAINELLE GILLIARD** to **DOROTHY RAINELLE FLETCHER**.

The Court has fixed the day of **February 26, 2021**, at 1:30 p.m. in Courtroom No. 7, of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

DACHAN J. FURNACE, ESQUIRE

Foster Plaza 7, Suite 315

661 Andersen Drive

Pittsburg, PA 15220

PR - Jan. 22

PUBLIC NOTICE

NAME CHANGE

NOTICE IS HEREBY GIVEN that on December 3, 2020, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Janel Ann Trippiedi** to **Augustin Giovanni Ann Pabellan Trippiedi**.

The Court has fixed the day of **February 26, 2021** at 1:30 p.m. in Courtroom No. 7 of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - Jan. 22

PUBLIC NOTICE

NAME CHANGE

NOTICE IS HEREBY GIVEN that on Jan. 12, 2021 the Petition for Change of Name was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Chloe Marzzacco** to **Sunshine Red Dymond**.

The Court has fixed the day of **Feb. 26, 2021** at 1:30 p.m. in Courtroom No. 07 of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PR - Jan. 22

PUBLIC NOTICE

NAME CHANGE

NOTICE IS HEREBY GIVEN that on the 6th day of January 2021, the Petition of Stanley Vincent Alverio was filed in Monroe County Court House, Stroudsburg, PA 18360, seeking to change the name of Petitioner from **Stanley Vincent Alverio** to **Stanley Vincent Ranko**.

The Court has fixed **Friday, February 26, 2021** at 2 p.m., in Courtroom 7 at Monroe County Court House, Stroudsburg, PA 18360 as the date for hearing of the Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

William A. Watkins, Esq.

46 North 6th Street

Stroudsburg, PA 18360

PR - Jan. 22

PUBLIC NOTICE

NOTICE OF DISSOLUTION

Notice is hereby given that **Monroe Pathologists, P.C.**, a Pennsylvania professional corporation having its principal office at 206 E. Brown Street, East Stroudsburg, PA 18301 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ & BUBBA, P.C.

Two City Center

645 West Hamilton Street, Suite 800

Allentown, PA 18101

PR - Jan. 22

**PUBLIC NOTICE
NOTICE OF INCORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, no. 177) by the following corporation:

Fin & Furs Guide Service Inc.

PR - Jan. 22

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4056 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA BEING KNOWN AS: 1159 THUNDER DRIVE F/K/A 1122 THUNDER DRIVE, POCONO SUMMIT, PA 18346 BEING PARCEL NUMBER: 03/14E/1/88 PIN: 03634502876479 IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC
Robert Crawley, Esq.
ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com
Attorneys for Plaintiff

**COURT OF COMMON PLEAS
MONROE COUNTY
NO: 2019-04056**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I, INC. TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATS, SERIES 2006-HE2 Plaintiff

v.
TODD M. GEARHART SR., A/K/A TODD M. GEARHART; JILL GEARHART, A/K/A JILL A. GEARHART SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TODD M. GEARHART SR.
A/K/A TODD M. GEARHART
JILL GEARHART
A/K/A JILL A. GEARHART

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
ROBERT J CRAWLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 22, Jan. 29, Feb. 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2658 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:
**Thursday, February 25, 2021
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Ross, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point on the westerly side of Timothy Street as shown on map entitled, "Subdivision of Beechwood Acres," recorded in the Monroe County Plot Book 16, Page 79, said point being the Northeast corner of the herein described lot and the southeast corner of lands now or formerly of Stanley Hahn, thence along the westerly side of Timothy Street, South 21° 5' 42" West 142.27 feet to a corner common to Lot 9 as shown on said map, thence along said Lot 9, North 68° 54' 18" West 190.00 feet to a corner common to Lot 10 as shown on said map, thence along said Lot 10, North 21° 4' 42" East 106.16 feet to a point common to Lot 7 as shown on said map, thence along said Lot 7 and land now or formerly of Stanley Hahn, South 79° 40' 00" East 193.40 feet to the point of BEGINNING.
BEING Lot No. 8 as shown on map entitled "Subdivision of Beechwood Acres."

Parcel # 15/16A/2/25- PIN: 15625701266411 BEING THE SAME PREMISES which Stanley L. Hahn, individually and as Executor of the Estate of Stanley G. Hahn, by Deed dated August 15, 1996, and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 2028, Page 2669, granted and conveyed unto Joseph M. Alexovitz and Margaret Alexovitz, his wife
The said Joseph M. Alexovitz, having departed this life on April 15, 2008, whereby title vested solely unto Margaret Alexovitz, surviving spouse. The said Joseph M. Alexovitz died a resident of Ross Township, Monroe County, PA.

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
M. Troy Freeman, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 846 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021
AT 10:00 A.M.

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

LEGAL DESCRIPTION

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. RV-160, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated May 19th, 1998, and recorded on Jun 25th, 1998, in Record Book Volume 2050 at Page 77 granted and conveyed unto Sophronia D. Brown and William Francis Brown, a married couple. The said Sophronia D. Brown died November 13, 2014, sole title thereby vesting in William Francis Brown as surviving tenant by the entireties. The said William Francis Brown died on November 20, 2018 and Barbara Mark was appointed Executrix of his estate by the Alamance Probate Court in North Carolina.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Barbara Mark, Executrix of the Estate of William F. Brown a/k/a William Francis Brown

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6538 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021
AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-121, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated May 22nd, 1998, and recorded on August 24th, 1998, in Record Book Volume 2052 at Page 4134 granted and conveyed unto Russell W. Cruse and Joyce L. Cruse, a married couple. The said Russell W. Cruse died on August 3, 2014, sole title thereby vesting in Joyce L. Cruse as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Joyce L. Cruse

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County

Pennsylvania
 Jeffrey A. Durney, Esquire
 Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2599 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:
**Thursday, February 25, 2021
 AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 37 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 61C on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Security Bank and Trust Company, by deed dated, September 7, 1979 and recorded on November 23, 1983, in Record Book Volume 1314 at Page 205 granted and conveyed unto Robert M. Lindstrom and Doris A. Lindstrom. The said Doris A. Lindstrom died on June 12, 2003, sole title thereby vesting in Robert M. Lindstrom as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.3.3.3-1-61C and PIN NO. 16732102993162B61C
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Robert M. Lindstrom and Doris A. Lindstrom, 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.

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Jeffrey A. Durney, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1159 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:
**Thursday, February 25, 2021
 AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 51 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV- 126 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Security Bank and Trust Company, Trustee, by deed dated April 27, 1979, and recorded on December 20, 1984, in Record Book Volume 1430 at Page 100 granted and conveyed unto Frederick J.S. Nichols and Joanne Nichols his wife. The said Frederick J.S. Nichols died on March 7, 2009, sole title thereby vesting in Joanne Nichols as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.3.3.3-1-126 and PIN NO. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Frederick J.S. Nichols, deceased and Joanne Nichols

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Jeffrey A. Durney, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6024 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. R20, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises River Village Owners Association, by deed June 23rd, 1999, and recorded July 2, 1999, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2066 at Page 257 granted and conveyed unto Uyvonne Bigham, an adult individual.
BEING PART OF PARCEL NO. 16.2.1.1-7-5C and PIN NO. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Uyvonne Bigham

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4633 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. 26, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 21st, 2012 and recorded on June 12th, 2012, in Record Book Volume 2403 at Page 7801 granted and conveyed unto Nakesha Lopez and Richard Paltoo, Joint Tenants With the Right of Survivorship.
BEING PART OF PARCEL NO. 16.2.1.1-7-7C and PIN NO. 16732102771324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Nakesha Lopez and Richard Paltoo

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4533 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 19 of Unit No. R21, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Michael J. Canavan, by deed January 9, 2015, and recorded February 6, 2015, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2449 at Page 6039 granted and conveyed unto Amanda LaFontaine
BEING PART OF PARCEL NO. 16.2.1.1-7-6C and PIN NO. 1673210277139

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Amanda LaFontaine

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6309 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV-17A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated August 5th, 1999, and recorded on December 10th, 1999, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2072, at Page 9077, granted and conveyed unto Gracie M. McCloud And Tenikia McCloud-Mills and Armond McCloud, Jr. her children.

BEING PART OF PARCEL NO. 16.4.1.48-17A and PIN NO. 16732102878900B17A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Gracie M. McCloud, Tenika McCloud-Mills and Armond McCloud, 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.

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6939 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 6 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 42C 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 Frank R. Moran and Joan Moran, his wife, by deed dated September 23, 1992 and recorded on October 6, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1851, at Page 1500, granted and conveyed unto Roswitha Klahn-Pearce who died on April 30, 2010. Marvin R. Pearce was appointed Administrator of her estate.

BEING PART OF PARCEL NO. 16.4.1.48-42C and PIN NO. 16732102885192B42C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Marven R. Pearce, Administrator of the Estate of Roswitha Klahn-Pearce

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2832 CIVIL 2016 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece of parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 156, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N. A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated February 17, 1993 and recorded on March 15, 1993 in Record Book Volume 1877 at Page 0975 granted and conveyed unto Augusta C. Bell.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Augusta C. Bell

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4042 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

of Pennsylvania to 6295 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

Thursday, February 25, 2021

AT 10:00 A.M.

AT 10:00 A.M.

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

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

An undivided (1/52) co-tenancy interest being designated as Time Period 41 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 164, 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.

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. RV 156, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., by deed dated February 21, 1992 and recorded on March 25, 1992 in Record Book Volume 1820 at Page 0692 granted and conveyed unto Charles Moyer and Claire Moyer. The said Charles Moyer died on December 21, 2000, sole title thereby vesting in Claire Moyer as surviving tenant by the entireties.

BEING THE SAME premises which UNITED PENN BANK, successor by merger to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated February 17th, 1989, and recorded on April 21st, 1989, in Record Book Volume 1677 at Page 296 granted and conveyed unto William R. Giovanniello, a single person.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**Charles Moyer, deceased and Claire Moyer
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

**William R. Giovanniello
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2527 CIVIL 2013 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

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 92, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 7, 2005 and recorded on July 21, 2005 in Record Book Volume 2233 at Page 4056 granted and conveyed unto the Estate of Juanda Merritt and Sidney E. Davis, Jr..

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

The Estate of Juanda Merritt and Sidney E. Davis, Sr.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 5413 CIVIL 2016 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 155, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 14, 2005 and recorded on May 20, 2005 in Record Book Volume 2226 at Page 2096 granted and conveyed unto Maria C. Nicolaou and Andreas Nicolaou.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Maria C. Nicolaou and Andreas Nicolaou

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4643 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-96, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ann Tillman, as Sole Owner, by deed dated June 26th, 2014, and recorded on October 16, 2014 in Record Book Volume 2444 at Page 8984 granted and conveyed unto JS Management and Executive Services, LLC, a Florida Corporation.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JS Management and Executive Services, LLC
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5**

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 7578 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period 14 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R112, 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 Jessica Bombaci, Jonathan Bombaci and Jared Bombaci, by deed dated June 19, 2014 and recorded on January 13, 2015 in Record Book Volume 2448 at Page 7157 granted and conveyed unto Thomas Taylor Investing, LLC.

BEING PART OF PARCEL NO 16.2.1.1-10 and PIN NO. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**Thomas Taylor Investing, 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.

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5**

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 5861 CIVIL 2014 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 101, 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 Caryn Lee Butterly a/k/a Caryn L. Butterly, surviving spouse of James J. Butterly, deceased, by deed dated November 17, 2011 and recorded on December 21, 2011 in Record Book Volume 2395 at Page 7687 granted and conveyed unto Premier Management Services, LLC. BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Premier Management Services, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4521 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 38 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 9, 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 Barbara M. Compton as Trustee of the Barbara M. Compton 2006 Revocable Trust Agreement, by deed dated February 18th, 2015 and recorded on April 6th, 2015, in Record Book Volume 2451 at Page 8899 granted and conveyed unto Lance Ward, a single person. BEING PART OF PARCEL NO. 16.2.1.1-7-3C and PIN NO. 16732102773564

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Lance Ward

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6029 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R50, 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 Thomas E. Bohsen and Margaret A. Bohsen, a married couple, by deed dated June 20th, 2016 and recorded on September 1st, 2016, in Record Book Volume 2477 at Page 4957 granted and conveyed unto West Coast Capital, LLC, a Colorado Limited Liability Company.
BEING PART OF PARCEL NO. 16.2.1.1-8 and PIN NO. 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

West Coast Capital, 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.

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6208 CIVIL 2013 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 32 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV 64F on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Security Bank and Trust Company, by deed dated September 10, 1979, and recorded on August 17, 1984, in Record Book Volume 1385 at Page 264 granted and conveyed unto Leo F. Miles and Geraldine J. Miles.

BEING PART OF PARCEL NO. 16.3.3.3-1-64F and PIN NO. 1673210299418B64F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Leo F. Miles and Geraldine J. 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.

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1177 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 15 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV- 68D on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Security Bank and Trust Company, Trustee, by deed dated August 15, 1977, and recorded on November 26, 1982, in Record Book Volume 1223 at Page 110 granted and conveyed unto Rudolph Brigham and Fannie M. Brigham, his wife.

BEING PART OF PARCEL NO. 16.3.3.3-1-68D and PIN NO. 16732102984938B68D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Rudolph Brigham and Fannie M. Brigham

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3247 CIVIL 2014 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 23 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-77D on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 2nd, 1976, and recorded on December 8th, 1980, in Record Book Volume 1076 at Page 133 granted and conveyed unto Lillie Huber.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Lillie Huber

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1247 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period 19 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R91, 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 Groupwise, Inc., by deed dated November 16, 2016 and recorded on December 15, 2016 in Record Book Volume 2483 at Page 5269 granted and conveyed unto Murrey Private Interest Holdings Foundation.

BEING PART OF PARCEL NO 16.2.1.1-9 and PIN NO. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Murrey Private Interest Holdings Foundation

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1423 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R67, 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 Robert W. Fritz, by deed dated April 24th, 2015 and recorded on May 21st, 2015 in Record Book Volume 2453 at Page 9941 granted and conveyed unto Vacare Financial Services, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Vacare Financial Services, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 5192 CIVIL 2013 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 9 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-105 on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on 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 Security Bank and Trust Company, Trustee, by deed dated October 10, 1978, and recorded on November 30, 1983, in Record Book Volume 1316 at Page 185 granted and conveyed unto John F. Duffy and Geraldine A. Duffy.

BEING PART OF PARCEL NO. 16.3.3.3-1-105 and PIN NO. 16733101090696B105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

John F. Duffy and Geraldine 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.

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 7965 CIVIL 2014 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as Time Period 41 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-101, on a certain "Declaration Plan Phase IIB of Stage I", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., by deed dated August 7, 1992 and recorded on August 27, 1992 in Record Book Volume 1845 at Page 1210 granted and conveyed unto Frank E. Biddle.

BEING PART OF PARCEL NO. 16.2.1.1-10 and PIN NO. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Frank E. Biddle

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1473 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 44 of Unit No. RT-121 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual

Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Beverly A. Barksdale, an unmarried woman, by deed dated August 11th, 2007 and recorded on September 24th, 2007, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2316 at Page 9869 granted and conveyed unto Troy Harris, an unmarried man, and Katrina Harris, an unmarried woman, as joint tenants with right of survivorship.

BEING PART OF PARCEL NO. 16/88122/U121 and PIN NO. 16732101398145U121

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Troy Harris and Katrina Harris

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Jeffrey A. Durney, Esquire

Sheriff's Office
 Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 7387 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-248 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated November 12, 2013, and recorded on January 15, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2433 at Page 210 granted and conveyed unto Migdalia Vega, Hector Ortiz, and Melinda Flores, Joint Tenants With the Right of Survivorship.

BEING PART OF PARCEL NO. 16/110855 and PIN NO. 16732203408225

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Migdalia Vega, Hector Ortiz & Melinda Flores

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania

Jeffrey A. Durney, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3450 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 29 of Unit No. RT-20 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Project Philanthropy, Inc., a nonprofit corporation, by deed dated February 13th, 2013, and recorded on February 20th, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2415 at Page 8747 granted and conveyed unto Jose S. Ramirez, a single man.

BEING PART OF PARCEL NO. 16/88019/U20 and PIN NO. 16732102587067

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Jose S. Ramirez

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6580 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. RT-257 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated November 12, 2013 and recorded on February 20, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2434 at Page 3353 granted and conveyed unto Jorge H. Londono and Sandra M. Parra.

BEING PART OF PARCEL NO. 16.110481 and PIN NO. 1673223407183

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

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

Ken Morris
Sheriff of Monroe County

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6382 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. RT-251 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated October 22, 2009 and recorded on November 30, 2009, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2363 at Page 3333 granted and conveyed unto Moira M. Jack.

BEING PART OF PARCEL NO. 16.110858 and PIN NO. 16732203406210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Moira M. Jack

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

Jeffrey A. Durney, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 9745 CIVIL 2016 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-135 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., by deed dated May 27, 1994 and recorded on September 21, 1994, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1972 at Page 1350 granted and conveyed unto Neville A. Ashman.

BEING PART OF PARCEL NO. 16.88136.U135 and PIN NO. 16732101491109U135

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Neville A. Ashman

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey A. Durney, Esquire**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 7628 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF POLK, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 184 MOUNTAIN VIEW DRIVE KUNKLETOWN, PA 18058

TAX CODE/PARCEL NUMBER: 13/5/1/39

PIN: 13622700727238

IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAMANTHA SMITH, IN HER CAPACITY AS HEIR OF LAWRENCE A. SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE A. SMITH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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**Ken Morris
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to docket 2020 CIVIL 03710. I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 128 COLLEEN DRIVE, BLAKESLEE, PA 18610

BEING PARCEL NUMBER: 20.89998

PIN: 20632100937408

IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSEANN DELANO A/K/A ROSEANN M. DELANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 468 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021
AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF MIDDLE SMITH-FIELD, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 6254 BIRCH RD F/K/A LOT 53 54 MARSHALLS CREEK, PA 18335
BEING PARCEL NUMBER: 09/14A/1-2/53
PIN: 09731504847878

IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Dana L. Makin a/k/a Dana Lynn Makin a/k/a Dana Makin

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3380 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021
AT 10:00 A.M.

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE STROUDSBURG, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 505 PARK AVENUE STROUDSBURG, PA 18360

PARCEL NUMBER: 18-5/2/8/4

PIN NUMBER: 18730011668213

IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Beverly Ann Foelker

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2870 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

Thursday, February 25, 2021
AT 10:00 A.M.

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 538 MAXATAWNY DRIVE F/K/A 6 MAXATAWNY DRIVE POCONO LAKE, PA 18347

BEING PARCEL NUMBER: 3/19C/1/654

PIN: 03630714434937

Sheriff of Monroe County
 Pennsylvania
 Robert Flacco, Esquire

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

Cleven L. Gaston a/k/a Cleven Gaston

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Robert Flacco, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan 22, 29; Feb 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 9996 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, February 25, 2021
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

**ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
 SITUATE IN THE TOWNSHIP OF JACKSON AND PO-
 CONO, MONROE COUNTY, PENNSYLVANIA:**

**BEING KNOWN AS: 3015 KENNETH DRIVE A/K/A 108
 KENNETH DRIVE BARTONSVILLE, PA 18321**

BEING PARCEL NUMBER: 12/9B/2/4

PIN NUMBER: 12-6371-02-75-2949

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

Robert J. Proulx; Teri L. Proulx

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris