

PUBLIC NOTICE

This is to inform all concerned that Danny Fortuna has sent a letter of tender payment to BMW on 03/03/2023. For any queries, please contact Mr. Fortuna in writing.
Mar 31, Apr 7, 14, 21

PUBLIC NOTICE

Carrier Daylin Transportation LLC, of Stroudsburg, PA, agreed on 11/4/2022 to deliver load #2225042-1 for Broker Armstrong Transportation, of Charlotte, NC. Shipped from Garcia Farms of Adel, GA to Proffer Wholesale Produce of Park Hills, MO, 63601 Load was successfully delivered but broker discounted 85% of pay because one unit of peppers was not loaded on truck. Carrier sent broker affidavit of facts on 02/17/23 and 3/16/23.
Mar 31, Apr 7, 14, 21

PUBLIC NOTICE

Daylin Transportation LLC agreed to deliver load #199948 for Broker Unlimited Logistics on 03/02/2023. Load temp The Rate confirmation stated -10F as the required temperature, but the BOL stated a temperature of 26F. Carrier was verbally instructed by the Broker to set the temperature to -10F, or the product would not be loaded. The receiver rejected the load due to the discrepancy in the temperature requirement.
Mar 31, Apr 7, 14, 21

PUBLIC NOTICE

Danny Fortuna, Surety, has submitted a Registered Notice of Stipulations of Surety/Subrogee to JPMorgan Chase Bank, NA, Subrogor. Surety is to be refunded immediately all monies paid to satisfy account liability. All replies to be submitted in writing.
Mar 31, Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of BARRY HOWARD, deceased, late of Jackson Township, Monroe County, Pennsylvania. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/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 with the County where notice may be given to the Claimant.

Margaret McNeil-Howard, Administratrix
c/o Randall W. Turano, Esquire
802 Monroe Street, Stroudsburg, PA 18360
Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ALLAN COMANDINI A/K/A ALLAN J. COMANDINI, LATE OF POLK TOWNSHIP, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, DECEASED.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to Rhena Y. Saulnier, Executrix of the Estate of Allan Comandini a/k/a Allan J. Comandini. All persons indebted to the said Estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Rhena J. Saulnier, Executrix
c/o Goudsouzian & Associates
2940 William Penn Highway
Easton, PA 18045-5227
Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Betty Scheidt, a/k/a Betty Pawlak, Deceased

Letters of Administration on the Estate of Betty Scheidt, a/k/a Betty Pawlak, late of Ozone Park, New York, who died on August 4, 2015, having been granted to **Michael Pawlak**, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to:

Michael Pawlak
159 Paxinos Drive
Pocono Lake, PA 18347

By: **John L. Dewitsky, Jr., Esq.**
17 N. 6TH St.
Stroudsburg, PA 18360
570-424-0300

Attorney for Administrator

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JEANNE KOSTENBADER a/k/a JEANNE A. KOSTENBADER, Deceased October 10, 2022, of Ross Township, Monroe County.

Letters of Administration in the above-named estate have been granted to the Administratrix, Kandy Kostenbader. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of 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.

Kandy Kostenbader, Administratrix
c/o Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheads ville. PA 18322

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WARREN K. DEPUY, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania March 3, 2023 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/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 the Claimant.

Matthew K. Depuy, Administrator
3267 West Beersville Road
Northampton, PA 18067

Edward P. Sheetz, Esq.
5930 Hamilton Blvd, Suite 106
Allentown, PA 18106

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF MARGOT ATHONTON a/k/a MARGOT M. ATHONTON, late of Coolbaugh 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 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.

Diedre Atherton-Dyson, Co-Executor
6 Slayback Terrace

West Orange, NJ 07052

Michael Atherton, Co-Executor
776 Wooddale Road
East Stroudsburg, PA 18302

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

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard Monroe Gross a/k/a Richard M. Gross deceased

Late of Mount Pocono Borough, Monroe County

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

Maryellen E. Hanson, Executrix

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JOHN M. GESCHWIND, late of Middle Smithfield 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 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.

Steven Geschwind, Administrator

341 Catskill Ave
Lindenhurst, NY 11757

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

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert J. Eckert, Sr., late of Chestnuthill Township, Monroe County, Pennsylvania. Letters of Administration for the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a

particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.
Administrator:

Robert J. Eckert, Jr.

c/o Elizabeth M. Field, Esquire
Powlette & Field, LLC
508 Park Avenue
Stroudsburg, PA 18360

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILL HUNTER, late of the Township of Middle Smithfield, County of Monroe 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 or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Katherine M. Alvarado, Administratrix

10140 East Cardiff Place
Tucson, AZ 85748

OR TO:

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

By: F. Andrew Wolf, Esquire
711 Sarah Street
Stroudsburg, PA 18360

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Victor M. Malczewskyj, late of Middle Smithfield 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 to 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, Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by Affidavit, setting forth an address within the County where notice may be given to Claimant.

Michael D. Malczewskyj

c/o Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360

Apr 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gary Russell Seiler a/k/a Gary R. Seiler, deceased

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

Timothy B. Fisher II, Executor

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Apr 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Brian R. Fitzgerald AKA Brian Robert Fitzgerald, late of 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/her attorney within four month 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.

c/o

Brian D. Fitzgerald
687 Clearview Drive
Long Pond, PA 18334

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

Apr 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dorothy Ada Weaver a/ka/ Dorothy L. Weaver, 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/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.
Sharon White and Christopher White, Sr., Co-Executors

c/o Timothy B. Fisher II, Esquire
 FISHER & FISHER LAW OFFICES
 PO Box 396
 Gouldsboro, PA 18424

Apr 14, 21, 28

**PUBLIC NOTICE
 ESTATE NOTICE**

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

**Administrator:
 Alicia Miller**

c/o Elizabeth M. Field, Esquire
 Powlette & Field, LLC
 508 Park Avenue
 Stroudsburg, PA 18360

Apr 14, 21, 28

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Alex Borowitz, late of Tunkhannock Township, Monroe County, Pennsylvania. Letters Testamentary for 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.

**Executor:
 Alicia Miller**

c/o Elizabeth M. Field, Esquire
 Powlette & Field, LLC

508 Park Avenue
 Stroudsburg, PA 18360

Apr 14, 21, 28

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of EVA A. SCHMIDT a/k/a EVA SCHMIDT, late of the Township of Smithfield, County of Monroe Commonwealth of Pennsylvania, Deceased

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

Cindy Boehm, Executrix

2772 Cactus Hill Place
 Palm Harbor, FL 34684

OR TO:

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

By: F. Andrew Wolf, Esquire
 711 Sarah Street
 Stroudsburg, PA 18360

Apr 14, 21, 28

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of ELSIE MAY WOERNER, late of 1459 Twin Pine Road, Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

Letters Testamentary in the above name Estate having been granted to the undersigned, all persons indebted to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth address within the County where notice may be given to Claimant.

Steven A. Woerner, Executor

P.O. Box 2039
 Albrightsville, PA 18210

WILLIAM J. REASER, JR., ESQ.
 111 NORTH SEVENTH STREET
 STROUDSBURG, PA 18360

Apr 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE****Estate of Nancy L. Herr**

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.

TIMOTHY SCHNAITMAN, Executor
c/o Christopher S. Brown
11 North 8TH Street
Stroudsburg, PA 18360

Apr 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Susan E. Gould, late of Delaware Water Gap, Monroe County, Pennsylvania. 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 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, Orphan's 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.

Raymond Gould, Executor

PO Box 123
Del Water Gap, PA 18327
FISHER AND FISHER LAW OFFICES
P.O. Box 222
Cresco, PA 18326

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James T. Myers, late of Paradise 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/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.

Teresa Myers
527 Grange Road
Mt. Pocono, PA 18344
or to:

ARM Lawyers
Jason R. Costanzo, Esq
115 E. Broad Street
Bethlehem, PA 18018

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary has been given in the **Estate of Philip Paul Dente, II, a/k/a Philp P. Dente, II a/k/a Philip Dente, II a/k/a Philip Paul Dente, Jr., a/k/a Philp P. Dente, Jr.**, late of Barrett Township, Monroe County, Pennsylvania, who died January 20, 2023. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executrix, Heather L. Schratt, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Hourigan, Kluger & Quinn, P.C.
600 Third Avenue
Kingston, PA 18704

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JERRY WARREN PAYNE, A/K/A JERRY W. PAYNE, A/K/A JERRY PAYNE, late of Canadensis, Monroe County, Pennsylvania deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing without delay, to the undersigned, or to his attorney, within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, 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.

Sherry Scott

P.O. Box 327
Swiftwater, PA 18370

KEVIN A. HARDY ATTORNEY AT
LAW, P.C.
P.O. Box 818
Stroudsburg, PA 18360

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alverta E. Costenbader a/k/a

Alverta Costenbader, late of 302
Kunkletown Road, Kunkletown, County of
Monroe, State of Pennsylvania.

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

Mr. Terrance Scott Montes

Mrs. Renee Marie Montes

72 Sunset Terrace
Palmerton, PA 18071
or to their attorney,

Matthew G. Schnell, Esquire
STRUBINGER LAW, P.C.
505 Delaware Avenue
P.O. Box 158
Palmerton, PA 18071-0158

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert Ronald Granitzki a/k/a

Robert Granitzki, deceased

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

Casey Granitzki, Administratrix

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard L. Held, late of Hamilton
Township, Monroe County,
Pennsylvania. Letters Testamentary for 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.

Executor:

Cynthia L. Arthur

c/o Elizabeth M. Field, Esquire
Powlette & Field, LLC
508 Park Avenue
Stroudsburg, PA 18360

Apr 21, 28, May 5

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

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

In Re: **ESTATE OF VERTIE B. KNAPP,
DECEASED**

Late of Township of Hamilton
First and Final Account of Barbara Ratliff,
Executor

NOTICE

All parties interested are notified that the
above Accounts and Statements of Proposed
Distribution will be presented for Confirmation
to a Judge of the Orphan's Court on 1st day of
May, 2023, at 9:30 A.M. All objections to the
above Account and/or Statements of Proposed
Distribution must be filed with the Clerk of
Court of the Orphans' Court Division before the
above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court

Apr 14, 21

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 383 Civil 2023**

North Slope III Owners Association, Inc.,
Plaintiff,
vs.

Lillianne R. Miller, Defendant(s)
TO: Lillianne R. Miller, Defendant(s):
The Plaintiff, North Slope III Owners
Association, Inc, has commenced a civil
action against you for Homeowners
Associates Fees. 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 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

Edward Hoffman, Jr., Esquire

Hoffman Law LLC

PO Box 609

Montgomeryville, PA 18936

Apr 21

PUBLIC NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS

MONROE COUNTY, PA

CIVIL ACTION-LAW

NO. 006977-CV-2022

NOTICE OF ACTION IN MORTGAGE

FORECLOSURE

LAKEVIEW LOAN SERVICING, LLC, Plaintiff

v.

EUGENE L. GASTON A/K/A EUGENE GASTON;

TRACY GASTON, Defendants

To: EUGENE L. GASTON A/K/A EUGENE

GASTON; TRACY GASTON Defendant(s), 12514

HIGH MEADOW DR EAST STROUDSBURG, PA

18302

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 006977-CV-2022, seeking to foreclose the mortgage secured on your property located, 12514 HIGH MEADOW DR EAST STROUDSBURG, PA 18302.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane &

Partners, PLLC

A Florida professional limited liability

company

ATTORNEYS FOR PLAINTIFF

Jonathan M. Etkowicz, Esq. ID No. 208786

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Apr 21

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF

MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

No. 004895-CV-2022

DEPUY HOUSE PROPERTY OWNERS

ASSOCIATION

Plaintiff

vs.

JOHN J ZEMAN, ET AL

Defendants

AS TO SEPARATE DEFENDANTS: **JOHN J ZEMAN,**

JOHN MORREALE

The Plaintiff, Depuy House Property Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Depuy House Property 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) 424-1340
FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON
Attorney ID No. 322352

Attorneys for Plaintiff

DEPUY HOUSE PROPERTY
OWNERS ASSOCIATION

700 South 21st Street
Fort Smith, AR 72901

Telephone: 479/242-5906

Facsimile: 501/770-7077

Email: ir@hjclegal.com

Apr 21

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY**

**FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

No. 7806 CV 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION

Plaintiff

vs.

**WILLIAM BEAMER, KNOWN HEIR OF MARY M
BEAMER, DECEASED, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **LARRY SAMS,**
INDIVIDUALLY, **WALLER BUTLER A/K/A**

WALTER BUTLER, KNOWN HEIR OF DELORES
THREADGILL, DECEASED, **WILLIAM**

THREADGILL JR, KNOWN HEIR OF DELORES
THREADGILL, DECEASED, AND ANY UNKNOWN

HEIRS, SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM, UNDER OR

THROUGH **MARY M BEAMER, DECEASED,**

DELORES THREADGILL, 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) 424-1340

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: 479/242-5906

Facsimile: 501/770-7077

Email: ir@hjclegal.com

Apr 21

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA**

CIVIL DIVISION No.: 005394-CV-2022

Sale No.: ORIGINAL 8/31/23 SALE

WELLS FARGO BANK, N.A.

Plaintiff

v.

CHRISTINE FAHMY, IN HER CAPACITY AS

HEIR OF MAHA W. FAHMY, DECEASED;

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER MAHA W.

FAHMY, DECEASED

Defendant(s)

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR

UNDER MAHA W. FAHMY, DECEASED

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

Being Premises: 89 Spangenburg Ave, East

Stroudsburg, PA 18301-2749

Being in BOROUGH OF EAST STROUDSBURG, County of MONROE, Commonwealth of Pennsylvania, 05.90187 Improvements consist of residential property.

Sold as the property of Maha W. Fahmy Your house (real estate) at 89 Spangenburg Ave, East Stroudsburg, PA 18301-2749 is scheduled to be sold at the Sheriff's Sale on August 31, 2023 at 10:00 AM, at the PA-MONROE, MONROE COUNTY COURTHOUSE, 610 MONROE ST, HEARING ROOM B, STROUDSBURG, PA 18360, to enforce the Court Judgment of \$193,043.89 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff (844) 856-6646

Apr 21

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 2396-CV-2020**

Navy Federal Credit Union

v.

Ryan Remick a/k/a Ryan T. Remick

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

TO: Ryan Remick a/k/a Ryan T. Remick Your house (real estate) at **6317 Ventnor Drive, Tobyhanna, PA 18466** is scheduled to be sold at Sheriff's Sale on **June 29, 2023** at 10:00 a.m. at Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$73,307.78 obtained by Navy Federal Credit Union against the above premises.

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

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

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

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

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY**

AND YOU HAVE OTHER RIGHTS

**EVEN IF THE SHERIFF'S SALE DOES TAKE
PLACE**

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

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

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

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

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

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

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

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

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
ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc. Find a Lawyer
Program**

913 Main Street

P.O. Box 786

Stroudsburg, Pennsylvania 18360

(570) 424-1340

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut St, Suite 1501

Philadelphia, PA 19102, 215-790-1010

Apr 21

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 20, 2023, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Maida Angela Guerad to Mayda Angela Guerad. The Court has fixed the day of May 15, 2023, at 2:30 p.m. in Courtroom No. 7, of the Monroe County Courthouse, 610 Monroe Street, 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.

Apr 21

PUBLIC NOTICE**ARTICLES OF INCORPORATION-PROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Good Boy Charley's**.

Brett J. Riegel, Esq.
ARM Lawyers
18 N. 8th Street
Stroudsburg, PA 18360

Apr 21

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS MONROE COUNTY, PENNSYLVANIA FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA NO. 183 MD 2022

PETITION FOR PRIVATE DETECTIVE LICENSE

IN RE:

PETITION OF JACQUILINE ABRAMS

ORDER

AND NOW, this 17th day of April, upon consideration of the within Petition for Private Detective License and upon motion of Martín Souto-Díaz, Attorney for Applicant, a hearing is fixed on the application for the 1st Day of May, 2023, at 11:00 a.m. via Zoom.

Applicant or Applicant's attorney shall publish Notice of Hearing once a week for two consecutive weeks in the Monroe Legal Reporter and in one newspaper of general circulation published in Monroe County, the last advertisement to appear not less than three (3) days prior to the scheduled hearing; and shall file an Affidavit of Publication, together with proofs of advertising, with the Clerk of Courts.

Within fifteen (15) days of the date of the Order, Applicant must deliver to the Monroe County District Attorney's Office – Detective

Division:

a. Pennsylvania Child Abuse History Clearance Form (visit <https://www.compass.state.pa.us/cwis/public/home>); and

b. Signed and completed Background Information Form available at the Monroe County District Attorney's Office – Detective Division or online at <http://monroecountyda.com/privateinvestigators/>

c. The address of the Detective Division is: Office of the District Attorney - Detective Division 701 Main Street – Suite 100 Stroudsburg, PA 18360

BY THE COURT:

JONATHAN MARK, J.

Apr 21, 28

**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 2553 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

Case Number 2553-CV-2022

Judgment Amount: \$153,696.39

Attorney: Bianca A. Roberto, Esquire

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 202, Section E as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 18, page 109. Being, as to Premises A, the same premises which Tax Claim Bureau of Monroe County by Deed dated 5/19/2012 and recorded 6/1/2012 in Monroe County in Record Book Volume 2403 Page 2975 conveyed unto Dynasty Custom Homes Inc., in fee.

Being part of the same premises which Dynasty Custom Homes, Inc. by Deed dated 1/11/2019 and recorded 1/14/2019 in Monroe County in Record Book 2522 Page 9966 conveyed unto Aastha Homes, LLC, in fee.

TO BE SOLD AS PROPERTY OF: **AASTHA HOMES, LLC** a/k/a AASTHA HOMES LLC a/k/a AASTHA HOMES LIMITED LIABILITY COMPANY Parcel ID No. 03.9A.1.18 Parcel No. 03635812755163

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AASTHA HOMES, LLC a/k/a AASTHA HOMES LLC a/k/a AASTHA HOMES LIMITED LIABILITY COMPANY TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned

sale will be on file in the Office of the Sheriff within thirty (30) days from 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

Bianca A. Roberto, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 000204 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain lot or piece of land situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a point on the southeasterly side of Sugar Hill Road (40 feet in width); thence along the said southeasterly side of Sugar Hill Road, North 22 degrees 31 minutes 35 Seconds East 88.14 feet to a point of curvature; thence along a curve to the right having a radius of 130 feet for an arc distance of 63.3 feet to a point of tangency; thence by the same North 50 degrees 25 minutes 30 seconds East 350 feet to a point; thence along the southwesterly line of Lot No. 13, as shown on the hereinafter mentioned plot plan South 35 degrees 31 minutes 55 seconds East 225.94 feet to a point in line of lands of Robert Gould; thence by said lands of Robert Gould South 69 degrees 34 minutes 5 seconds West 517.15 feet to the place of beginning. Containing 1.51 Acres more or less. Being Lot Number 12 as shown on plan Rolling Hills recorded in Plot Book Volume 19, Page 69. Under and subject to conditions and restrictions as appear in Deed Book 594, Page 45.

BEING known and numbered as 127 Sugar Hill Road, Saylorburg, PA 18353.

Being the same property conveyed to Marc J. Adames and Alyssa R. Pabyan who acquired title by virtue of a deed from PA Property Portfolio, Inc., dated January 26, 2016, recorded February 1, 2016, at Instrument Number 201602090, and recorded in Book 2466, Page 3967, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 02.8.2.16

PIN NO: 02624901380886

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Marc Adames**, AKA Mark J.

Adames; Alyssa Pabyan, AKA Alyssa R. Pabyan TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Katherine M. Wolf, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 9479 CIVIL 2010 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of

Pennsylvania, designated as Lot No. 105 on a map entitled "Map of Final Plan, Section Two, The Birches West", recorded in Plot Book Volume 38, Page 59, being further bounded and described as follows, to wit:

BEING Lot No. 105, Section 2, The Birches West. Containing 1.003 acres, more or less. BEING KNOWN AS: 105 ALAN DRIVE A/K/A 105 BRIAN LANE NKA 1281 BRIAN LANE, EFFORT, PA 18330

BEING THE SAME PREMISES WHICH STEVEN AGOSTO AND NANCY V. AGOSTO, HIS WIFE, BY DEED DATED 12/18/2006 AND RECORDED 12/21/2006 IN BOOK 2291 PAGE 3337 CONVEYED TO SEVERIANO MATOS AND KARINA ARCE, HIS DAUGHTER.

PIN #: 02633002764869

TAX CODE #: 02.14D.3.16

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

SEVERIANO MATOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 2022 CIVIL 003164 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25th, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY

WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain lot or piece of ground lying and being situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, shown and designated as Lot No. 9 on a certain map entitled "Payton Place II", recorded in the Office for the Recording of Deeds of Monroe County, Pennsylvania, in Plot Book 15, Page 97.

Tax ID: 09.16.4.11

Map Number: 09731302662135

Being the same premises that Sheldon Kopelson by deed dated 7/10/1986 and recorded 7/11/1986 in the office of the Recorder of Deeds in the County of Monroe, Commonwealth of Pennsylvania in Book 1498, Page 1056 granted and conveyed to Kenneth A. Arnesen and Louise A. Arnesen, husband and wife, their heirs and assigns

Louise A. Arnesen departed this life on

11/6/2007

Kenneth A. Arnesen departed this life on

11/30/2019

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Heirs, devisees, and/or Personal Representatives of **Kenneth A.**

Arnesen, deceased, Jennifer Arnesen, solely as heir of Kenneth A. Arnesen, deceased and Lisa Somerville, solely as heir of Kenneth A.

Arnesen, deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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 Freedman, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

**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 5616 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2022
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsa

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 101 Section A, as shown on "Plotting of POCONO FARMS INC., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Claus" and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 119.

Parcel No. 03.7A/1/95

BEING THE SAME PREMISES which James and Sonja Barnes, husband and wife, by Deed dated 10/29/2019 and recorded 11/12/2019 in the Office of the Recorder of Deeds in and for the County of Monroe as Deed Instrument No. 201927962, granted and conveyed unto Tracy D Burks, in fee.

Tax Parcel: 03.7A.1.95 PIN 03635702658834
Premises Being: 2105 Cottonwood Lane, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **TRACY D BURKS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Jeff Calcagno, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

**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 2226 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin in a Bell Telephone Right-of-Way, on the Northerly line of Bull Pine Road, said iron pin being also the Southeasterly corner of Lot No. 15 on a map entitled "Oak Wood Village, October 1970"; thence in and along said Bell Telephone Right-of-Way, being also along Lot No. 15, North 7 degrees 4 minutes 32 seconds West for 301 feet to a stone corner, a corner of lands of Pocono Haven, South 53 degrees 37 minutes 40 seconds East for 290.90 feet to an iron pin, said iron pin being the most Northerly corner of Lot No. 13 as shown on the aforesaid map; thence along Lot No. 13, South 36 degrees 22 minutes 20 seconds West for 200 feet to an iron pin on the Northerly line of Bull Pine Road in a Westerly direction on a curve to the left having a radius of 194.60 feet and an arc length of 86.82 feet to the place of beginning.
BEING Lot No. 14 as shown on said map.
BEING KNOWN AS: 28 BULL PINE ROAD, EAST STROUDSBURG, PA 18301
BEING THE SAME PREMISES WHICH FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY ITS ATTORNEY IN FACT, KML LAW GROUP P.C. BY DEED DATED 2/3/2017 AND RECORDED 2/10/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2486 AT PAGE 6398, GRANTED AND CONVEYED UNTO EDGAR CINENSE.
PIN #: 12638201285550
TAX CODE #: 12.3A.2.13
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EDGAR CINENSE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 2274 CIVIL 2018 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA:
BEING KNOWN AS: 4529 BRIARCLIFF TERRACE TOBYHANNA, PA 18466
BEING PARCEL NUMBER: 03.8B.2.181
PIN: 03635820719503
MUNICIPALITY: TOWNSHIP OF COOLBAUGH
IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALICIA CLYBURN-BETHEA**
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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 Crawley, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 572 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
 AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 347, Birch Brier Estates, Section Ten, recorded in Plot Book Volume 60, Page 430, being described as follows, to wit:

Beginning at an iron on the northerly side of Lower Mountain Drive, being also a corner of Lot No. 346, Birch Brier Estates, Section Ten, thence along the Northerly side of Lower Mountain Drive, S 89° 42' 11" W (Magnetic Meridian) for 220.0 feet to an iron, a corner of Lot No. 348, Birch Brier Estates, Section Ten, thence along Lot No. 348, N 00° 17' 49" W for 682.38 feet to an iron in line of Lot No. 23, Birch Brier Estates, Section One, thence along Lot No. 23, N. 74° 44' 50" E for 227.71 feet to an iron, a corner of Lot No. 346, Birch Brier Estates, Section Ten, thence along Lot No. 346, S 00° 17' 49" E for 741.14 feet to the place of Beginning. Containing 3.595 Acres, more or less.

Being the same premises conveyed to Chris E. Fabian, by deed from Marketing Technology,

Inc., dated 12/12/1989, and recorded 03/30/1989, in Deed Book 1729, Page 605, in the Office of the Recorder of Deeds in and f Monroe County, Pennsylvania. Block and Lot No. 02/86622

PROPERTY ADDRESS: 888 Lower Mountz Drive, Effort, PA, 18330

BEING the same premises which Market Technology, Inc. by Deed dated December 1 1989 and recorded in the Office of Recorder Deeds of Monroe County on March 30, 1990 Book 1729, Page 605 granted and convey unto Chris E. Fabian. SEIZED AND TAKEN IN EXECUTION AS THE PR

PERTY OF: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of **Chris E. Fabian**, deceased and Michael Fabian, as heir to the Estate of Chris E. Fabian and Timothy Fabian, as heir to the Estate of Chris E. Fabian

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
 Matthew C. Fallings, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **JOHN FORESTER
 JOHN T FORESTER**

CONTRACT NO.: **1099901738**
 FILE NO.: **PA-RVB-055-091**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 1 of Unit No(s). R130**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/30/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **8155** granted and conveyed unto JOHN FORESTER and JOHN T FORESTER.

PARCEL NO.: **16/2/1/1-10**

PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN FORESTER**
 JOHN T FORESTER

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquir

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2811 CIVI 2022 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, May 25, 2023
 AT 10:00 A.M.**

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

OWNERS: **JORGE W FRANCO**
TERESITA L FRANCO
KATTY I FRANCO
JORGE I FRANCO
JONATHAN J FRANCO

CONTRACT NO.: **1099503500**
 FILE NO.: **PA-RVB-055-098**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 20 of Unit No(s). RV-148**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot

Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/17/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2041**, Page **680** granted and conveyed unto **JORGE W FRANCO** and **TERESITA L FRANCO** and **KATTY I FRANCO** and **JORGE I FRANCO** and **JONATHAN J FRANCO**.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JORGE W FRANCO**

TERESITA L FRANCO

KATTY I FRANCO

JORGE I FRANCO

JONATHAN J FRANCO

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 5436 CIVIL 2020 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
 AT 10:00 A.M.**

By accessing the web address:
www.bid4assets.com/monroecountysheriffsal

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY

WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot No. 10 on a Subdivision Plan of Section 4, Pine Hill Park, as recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 to 83.

BEING KNOWN AS: 14 STONEGATE COURT
 AKA LOT 10 SECTION 4 PINE HILL PARK,
 MOUNT POCONO, PA 18344

BEING THE SAME PREMISES WHICH **KAREN GORDEN A/K/A KAREN B. GORDON**, UNMARRIED BY DEED DATED 3/5/2004 AND RECORDED 3/12/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2184 AT PAGE 2451, GRANTED AND CONVEYED UNTO **KAREN B. GORDON**.

PIN #: 10635620929215

TAX CODE #: 10.2A.1.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KAREN B. GORDON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
 Danielle M. DiLeva, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2021 CIVIL 3979 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
 AT 10:00 A.M.**

By accessing the web address:
www.bid4assets.com/monroecountysheriffsale

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN townhouse unit situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Unit 59-B on the attached exhibit titled "As-Built Map of Survey, Unit 59, Northslope III", dated March 29, 2004 as prepared by Frank J. Smith, Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., more fully described as follows, to wit:

BEGINNING at the most southerly common corner of Unit 59-B and Unit 59-C, said corner being North 56 degrees 28 minutes 44 second West distant 49.16 feet from centerline Station 9+50 in Ridge View Circle, as shown on the above mentioned plan;

THENCE 1.) through lands now or formerly of Northslope III, South 49 degrees 02 minutes 31 second West 11.00 feet to a point; THENCE 2.) through the same, North 40 degrees 57 minutes 29 seconds West 9.00 feet to a point;

THENCE 3.) through the same, South 49 degrees 02 minutes 31 seconds West 13.00 feet to a point in line of Unit 59-A; THENCE 4.) by said Unit 59-A and through said lands of Northslope III, North 40 degrees 57 minutes 29 seconds West 38.00 feet to a point;

THENCE 5.) through said lands of Northslope III, Northslope 49 degrees 02 minutes 31 seconds East 24.00 feet to a point;

THENCE 6.) by said Unit 59-C, South 40 degrees 57 minutes 29 seconds East 47.00 feet to the place of BEGINNING.

BEING ALL OF UNIT 59-B, NORTHSLOPE III, as shown on the attached exhibit.

BEING the same premises which, Augustin A. Pinzon a/k/a Augustin A. Pinzon and Teresa M. Calabro-Pinzon by their Deed dated August 8, 2002 and recorded August 16, 2012 in the Office of the Recorder of Deeds in and for the County of Monroe in Records Book Volume 2129, Page 1750, granted and conveyed unto, Augustin A. Pinzon and Teresa M. Calabro-Pinzon, Grantors hereof, in fee.

Parcel ID 09.96804.59B

Map No. 09733303307233B

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus

costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
 Edward Hoffman, Jr., Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
 AT 10:00 A.M.**

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

OWNERS: **JUAN R HERNANDEZ**
 CONTRACT NO.: **1098802127**
 FILE NO.: **PA-RVB-055-092**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 36 of Unit No(s). 133**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at

Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/3/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2367**, Page **4721** granted and conveyed unto JUAN R HERNANDEZ.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUAN R HERNANDEZ**

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **LAURA HOCKMEYER**
 CONTRACT NO.: **1098404536**

FILE NO.: **PA-RVB-055-108**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 25 of Unit No(s). R162**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/2/2017**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2500**, Page **8247** granted and conveyed unto LAURA HOCKMEYER.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

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

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

Ken Morris
 Sheriff of Monroe County

Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10%
OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER
BY CASHIERS CHECK

LEGAL DESCRIPTION

OWNERS: **SHAUNDEE HOLT**
CONTRACT NO.: **1099901647**
FILE NO.: **PA-RVB-055-096**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV-145**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase

III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/16/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2528**, Page **8510** granted and conveyed unto **SHAUNDEE HOLT**.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **16732100340877**

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 004324 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}
PURCHASERS MUST PAY 10% OF THE
PURCHASE PRICE OR SHERIFF'S COSTS,
WHICHEVER IS HIGHER TO BID4ASSETS BY
WIRE TRANSFER NO LATER THAN 4:00PM THE
DAY AFTER AUCTION

LEGAL DESCRIPTION

The following described premises situated in the Township of Price, County of Monroe and State of Pennsylvania, to-wit:
Designated as Lot No. 1 on a map of O-K-BO Acres as recorded in the Office for the Recording of Deeds, &c. in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 29, Page 121, bounded and described as follows, to-wit:

Beginning at a point on the edge of and twenty feet from the center of Legislative Route 45018 from Wooddale to Snow Hill, said point being also a corner of Lot No. 2; thence along Lot No. 2, North sixty-three degrees five minutes 00 seconds West 336.01 feet to a point in line of Lot No. 24; thence along Lot No. 24 South twenty-four degrees thirty-five minutes forty-one seconds West 83.83 feet to a point in line of lands of Evelyn H. Haldeman; thence along lands of Evelyn H. Haldeman, South forty degrees thirty-six minutes fourteen seconds East 360.00 feet to a two inch concrete filled pipe on the edge of and twenty feet from the center of the above mentioned Legislative Route 45018; thence along the edge of and twenty feet from the center of Legislative Route 45018, North twenty-six degrees fifty-five minutes no seconds East 221.41 feet to the point of beginning.

Containing 1.168 acres.

BEING known and numbered as 401 Schoolhouse Road, East Stroudsburg, PA 18302.

Being the same property conveyed to William G. Kalapach, husband who acquired title by virtue of a deed from Rhonda L. Kalapach (deceased), wife, dated September 10, 2015, recorded September 16, 2015, at Instrument Number 201521778, and recorded in Book 2459, Page 7838, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 14.5A.2.2

PIN NO: 14730504620187

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **William G. Kalapach**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Katherine M. Wolf, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 006844 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, May 25, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsale

es
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 8913 DEERFIELD RD TOBYHANNA, PA 18466
BEING PARCEL NUMBER: 03.8D.1.355
PIN NUMBER: 03635810275142
MUNICIPALITY: TOWNSHIP OF COOLBAUGH
IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GODFREY LANE**
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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, Esq

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 004975-CV-2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the westerly side of Legislative Route 45040; thence by lands now or formerly of Lloyd Smith North 73 degrees 40 minutes 00 seconds West 667.69 feet to an iron pin in stone corner; thence by lands now or formerly of the City of Bethlehem Authority North 25 degrees 10 minutes 30 seconds East 297.89 feet to a point; thence along lines of Lot No. 2 South 64 degrees 48 minutes 08 seconds East 659.84 feet to a point on the westerly side of Legislative Route 45040; thence along the said Legislative Route South 25 degrees 11 minutes 52 seconds West 195 feet to an iron pin, the place of Beginning. Being Lot No. 1 on a plan of County Farmettes dated July 1978 and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Plat Book No. 37, Page 53.

BEING THE SAME PREMISES which Kevin T. Conkel, single, by Deed dated 04/27/2005 and recorded 05/03/2005 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2224, Page 292 as Deed Instrument No. 200518308, granted and conveyed unto Douglas W. Lemal, single, in fee. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Douglas W. Lemal**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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 Calcagno, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
AT 10:00 A.M.**

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

OWNERS: **LESLIE MACAULEY**
CONTRACT NO.: **1099303000**
FILE NO.: **PA-RVB-055-100**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 33 of Unit No(s). RV150**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for

Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/31/1993**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1879**, Page **1576** granted and conveyed unto **LESLIE MACAULEY**.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **LESLIE MACAULEY**

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Joel D Johnson, Esquire

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2705 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
 AT 10:00 A.M.**

By accessing the web address:
www.bid4assets.com/monroecountysheriffsal

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 7, Block II, Section A, Greenwood Crest in Greenwood Acres, a shown on Plot Book 12, page 39, and recorded in the Office for the Recorder of Deeds at Stroudsburg, Monroe County, Pennsylvania.

FOR INFORMATION ONLY: Parcel No. 19.19B.2.79; PIN # 19-5394-02-59-1712 Being also known as 200 George Drive, Blakeslee, PA 18610

Being the same premises conveyed to Meher Real Estate Investments LLC by deed from Joseph P. Ignatovich, by Power of Attorney, Joseph P Ignatovich, III dated 12/17/2020 and recorded with Monroe County Recording Office on 01/29/2021 as Instrument #202103417 in Book 2568, Page 1190.

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Meher Real Estate Investments LLC** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION
 OWNERS: **MAURO G MOREIRA SR**
 CONTRACT NO.: **1099803678**

FILE NO.: **PA-RVB-055-095**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 33 of Unit No(s). R143**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/9/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **9246** granted and conveyed unto MAURO G MOREIRA SR.

PARCEL NO.: **16/2/1/1-11**

PIN NO.: **16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MAURO G MOREIRA SR**

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

Ken Morris
Sheriff of Monroe County

Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 8780 CIVIL 2019 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{ES}
PURCHASERS MUST PAY 10% OF THE
PURCHASE PRICE OR SHERIFF'S COSTS,
WHICHEVER IS HIGHER TO BID4ASSETS BY
WIRE TRANSFER NO LATER THAN 4:00PM THE
DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL that certain lot or tract of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pipe on the northeast side of a right of way forty feet in width leading from Grandview Avenue, shown on Plan of Lots of Grandview Development dated August 1, 1953, over, through and across the property of the grantors and property now or late of Raymond L. Alleger to Route 45019, as shown on Map of Portion of Lands of Raymond L. Alleger dated June 21, 1956, said pipe being also the most westerly corner of lands of Herman P. Luber and Roger E. Maurer;
THENCE along the northeast side of the said forty foot right of way (Bearings from the True Meridian) North thirty-one degrees thirty-six minutes West one hundred fifty-six and fifty-one one hundredths feet to a point on the northeast side of the aforesaid right of way;
THENCE by lands of Alfred Bowman North fifty-four degrees thirteen minutes East one hundred seventy-five and sixty-five one hundredths feet to a pipe on line of lands now or late of the Fred Wille Estate;
THENCE by lands now or late of the said Fred Wille Estate South thirty-five degrees thirty-one minutes twenty seconds East one hundred fifty-six and sixty-six one hundredths feet to a pipe in a stone row;
THENCE by lands of the aforesaid Herman P. Luber and Roger E. Maurer South fifty-four degrees twenty-three minutes thirty seconds

West one hundred eighty-six and twenty-six one hundredths feet to the place of BEGINNING.

BEING KNOWN AS: 245 FARMER BUSH ROAD AKA RR 3 BOX 3322, EAST STROUDSBURG, PA 18301

BEING THE SAME PREMISES WHICH OLIVE ELIZABETH KULP, UNREMARIED WIDOW BY DEED DATED 9/6/1985 AND RECORDED 9/10/1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1458 AT PAGE 1579, GRANTED AND CONVEYED UNTO BENJAMIN C. SCHECTER, NOW DECEASED (DATE OF DEATH 11/28/2020) AND DONNA S. SCHECTER, HUSBAND AND WIFE.

PIN #: 17639101494227

TAX CODE #: 17.14.1.50-25

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **DONNA S. SCHECTER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 004722 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE
PURCHASE PRICE OR SHERIFF'S COSTS,
WHICHEVER IS HIGHER TO BID4ASSETS BY

WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 291, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, Page 129.

BEING THE SAME PREMISES which Emily Vitale and Alphonso Vitale, Administrators of the Estate of Donna M. Vitale by Deed dated November 30, 2007 and recorded on December 13, 2007, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2323 at Page 1453, as Instrument No. 200745564 granted and conveyed unto Francis Simmons and Charnette Simmons, husband and wife.

Being Known as 278 Somerset Drive f/k/a 291 Somerset Drive, East Stroudsburg, PA 18301
Tax Code No. 17.15E.1.291

Map No. 17639201052728

SEIZED AND TAKEN IN EXECUTION AS THE PRO PERTY OF: **Francis Simmons** and Charnette Simmons

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 4091 CIVIL 2017 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece of parcel of land situate in the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, shown as Parcel "A" of the Regency Investment Corp. Subdivision, recorded in Plat Book 56, at Page 9, and more recently surveyed by Policelli Engineering, Inc., in September 2005, bounded and described as follows, to wit:

BEGINNING at a white oak tree on line of land of the Timber Ridge Subdivision, Plat Book 61, Page 246, said tree also marking the northeasterly corner of land of David E. Gold; thence along said David E. Gold, South 5 Degrees 45 Minutes 46 Seconds West, 1,535.10 Feet to an iron pipe found; thence along the same, South 36 Degrees 54 Minutes 07 Seconds West, 26.39 Feet to an iron pipe found, said iron pipe also marking the northwesterly corner of land of Patrick O'Sullivan; thence along said land, North 45 Degrees 19 Minutes 43 Seconds West, 48.87 Feet to an iron pipe set; thence along the same, South 82 Degrees 40 Minutes 37 Seconds West 208.00 Feet to an iron pipe set; thence along said the same, South 15 Degrees 51 Minutes 47 Seconds West, passing over iron pipes found at 1.70 Feet and again at 211.56 Feet, for a total distance of 238.26 Feet to a point in the public road known as Saw Mill Road; thence in and along said Saw Mill Road, North 75 Degrees 26 Minutes 16 Seconds West, 526.30 Feet to a point; thence leaving said road and along land of Ronald Andres, North 70 Degrees 28 Minutes 09 Seconds East, passing over a copper pipe found at 24.20 Feet, and an iron pipe found at 33.10 Feet, for a total distance of 348.06 Feet to a stone corner found; thence along the same, North 82 Degrees 45 Minutes 00 Seconds East, 408.61 Feet to a stone corner found; thence along the same and along land of John P. Polaha, III, North 30 Degrees 57 Minutes 28 Seconds West, 854.89 Feet to a stone corner found, said stone corner also marking the southwesterly corner of Lot No. 25 of the Timber Ridge Subdivision, first above mentioned; thence along said subdivision, North 43 Degrees 12 Minutes 58 Seconds East, 1,010.50 Feet the place of beginning.

BEING KNOWN AS: 400 SAWMILL ROAD, STROUDSBURG, PA 18360
BEING THE SAME PREMISES WHICH MTGLQ INVESTORS, L.P., BY OCWEN LOAN SERVICING,

LLC, AS ATTORNEY IN FACT BY DEED DATED 4/3/2014 AND RECORDED 5/30/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2438 AT PAGE 6399, GRANTED AND CONVEYED UNTO RYAN VAN GORDEN.

PIN #: 07627900095612

TAX CODE #: 07.14.1.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RYAN P. VANGORDEN** AKA RYAN VAN GORDEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Danielle M. DiLeva, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

**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 6016 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, May 25, 2023
AT 10:00 A.M.**

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

es

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

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

ALL that certain lot being No. Forty-Five (45) on Map of Section 5, Timber Trails, Pocono Pines, Coolbaugh Township, Monroe County,

Pennsylvania, and recorded in Plot Book 22, Page 33, in the Monroe County Recorder's Office.

PARCEL NO: 03.15A.2.106

PROPERTY ADDRESS: 106 Blue Spruce Crescent, Pocono Pines, Pa 18350

BEING the same premises which Bank of America, N.A by Deed dated June 24, 2020 and recorded in the Office of Recorder of Deeds of Monroe County on August 1 2, 2020 at Book 2553, Page 9076 granted and conveyed unto Michele Scully and Jason Volper.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jason Volper** and Michele Scully TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from 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
Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5

**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 2811 CIVIL 2022 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, May 25, 2023
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

OWNERS: **OTTO P WITT
LINDA J WITT**

CONTRACT NO.: **1098405129**
FILE NO.: **PA-RVB-055-111**

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 22 of Unit No(s). R168**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee

Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/15/1985**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1437**, Page **1156** granted and conveyed unto **OTTO P WITT** and **LINDA J WITT**.

PARCEL NO.: **16/2/1/1-11**
PIN NO.: **:16732100340877**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **OTTO P WITT, LINDA J WITT**

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Joel D Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
Apr 21, 28, May 5