

## MONROE LEGAL REPORTER

Now this 4th day of February 2014, pursuant to the authority contained in Pa.R.J.A. No 1901 IT IS ORDERED that the attached list of summary cases from the District Courts of the Forty-Third Judicial District are Administratively terminated.

Margherita Patti Worthington, PJ  
TR 1530 00 – Alfredo Adreu DBA A&A Trucking TR  
1531 00 - Alfredo Adreu DBA A&A Trucking TR 1532  
00 - Alfredo Adreu DBA A&A Trucking TR 1631 00 –  
Specialized Industrial Transport Co  
TR 1641 00 – Ricardo Arguello  
TR 1651 00 – Rahman Sayles  
TR 1673 00 – Robert M Bowers  
TR 1720 00 – Deltex Transportation  
TR 1723 00 – David J Hughes  
TR 1724 00 – Estero L Souza  
TR 1871 00 – David J Hughes TR 1880 00 – David J  
Hughes  
TR 1931 00 – Speedway Express Inc  
TR 1975 00 – ASA Trucking Inc  
TR 1998 00 – Silvas Trucking Co/Antonio Silva TR  
2000 00 - Silvas Trucking Co/Antonio Silva  
TR 2001 00 - Silvas Trucking Co/Antonio Silva  
TR 2032 00 – Michael Rojas  
TR 2056 00 - Silvas Trucking Co/Antonio Silva  
TR 2064 00 – ETS Transportation Inc  
TR 2088 00 – Robert Cook  
TR 2140 00 – Deltex Transportation  
TR 2176 00 – Mark Evans DBA ETS Transportation  
TR 2177 00 - Mark Evans DBA ETS Transportation  
TR 2198 00 – Wayne Phillip Elvy TR 2232 00 –  
Robert V Cummings  
TR 2249 00 – Trade Winds Transit Inc  
TR 2250 00 – Kenneth L Moore  
TR 2264 00 – Rodrigue Dominicano  
TR 2286 00 – John H Richardson III  
TR 2287 00 – John H Richardson III  
TR 2288 00 – John H Richardson III  
TR 2336 00 – Kevin J Dowd  
TR 2343 00 – ETS Transportation Inc  
TR 2398 00 – Gulf Northern Transport Inc  
TR 2399 00 - Gulf Northern Transport Inc TR 2428  
00 – Salvatore L Sberna  
TR 2431 00 – Salvatore L Sberna  
TR 2499 00 – James B Lambert  
TR 94 01 – Trugent Transportation Inc  
TR 114 01 – Leticia Inc  
TR 147 01 – DVL Transport Inc  
TR 149 01 – Leticia Inc  
TR 151 01 – Leticia Inc  
TR 156 01 – Silvas Trucking  
TR 184 01 – Joseph V Lombardo  
TR 217 01 – DVL Transport Inc  
TR 224 01 – DVL Transport Inc  
TR 225 01 – Leticia Inc  
TR 233 01 – Ruben Moya  
TR 250 01 – Leticia Inc  
TR 260 01 – Leticia Inc  
TR 295 01 – Darnell Jones  
TR 313 01 - Leticia Inc  
TR 418 01 - Leticia Inc  
TR 438 01 – Wild Cat Express Inc  
TR 443 01 – Wild Cat Express Inc  
TR 448 01 – Courtney J Jozowski  
TR 451 01 - Leticia Inc  
TR 452 01 - Leticia Inc  
TR 453 01 - Leticia Inc  
TR 454 01 - Leticia Inc  
TR 427 01 - Leticia Inc  
TR 554 01 - Leticia Inc  
TR 556 01 - Leticia Inc  
TR 559 01 – N&K Trucking  
TR 662 01 - Leticia Inc  
TR 734 01 - Leticia Inc  
TR 738 01 – Janusz Golaszewski  
TR 739 01 – Janusz Golaszewski  
TR 858 01 – Wild Cat Express  
TR 861 01 – DVL Transport Inc  
TR 970 01 - Leticia Inc  
TR 1236 01 – Michael Rogers  
TR 1259 01 – Romero Brothers Trucking Inc  
TR 1260 01 - Romero Brothers Trucking Inc  
TR 1258 01 - Romero Brothers Trucking Inc  
TR 1346 01 – Zipp Transport Inc

TR 1375 01 – N&K Trucking  
TR 1376 01 – Moises Silva Tourinho  
TR 1451 01 – HF Transport  
TR 1452 01 – HF Transport  
TR 1453 01 – HF Transport  
TR 1492 01 – El Shaddai Logistics  
TR 1493 01 – El Shaddai Logistics  
TR 1494 01 – El Shaddai Logistics  
TR 1495 01 – El Shaddai Logistics  
Tr 1496 01 - El Shaddai Logistics  
TR 1700 01 – CPQ Freight Systems  
TR 1703 01 - CPQ Freight Systems  
TR 1760 01 – Craig Transportation Inc  
TR 1830 01 – AVF Trucking Co  
TR 1831 01 – AVF Trucking Co  
TR 1832 01 – AVF Trucking Co  
TR 1854 01 – VAM Environment Inc  
TR 1856 01 – CPQ Freight Systems  
TR 1860 01 – Olexion Rubbish  
TR 1870 01 – Kevin D Stockwell  
TR 1871 01 – Buzzards Bay Motor Express  
TR 1920 01 – Voyager Trucking Corp  
TR 1986 01 – Angela Medicineblanket  
TR 1987 01 – Angela Medicineblanket  
TR 2030 01 – DC Trucking Co  
TR 2027 01 – DC Trucking Co  
TR 2028 01 – DC Trucking Co  
TR 2029 01 – DC Trucking Co.  
TR 2046 01 – Josell Transportatio  
TR 2132 01 – Kevin Simmons  
TR 2133 01 – Kevin Simmons  
TR 2183 01 – Lonnie Edward Durham Jr  
TR 2185 01 – Lonnie Edward Durham Jr  
TR 2186 01 – Lonnie Edward Durham Jr  
TR 2230 01 – R&R Transportation  
TR 2301 01 – David Kistler & Granson Inc  
TR 2375 01 – Hamid S Yamin  
TR 2396 01 – Frank Avizzano  
TR 2538 01 – Jose L Sanchez  
TR 2539 01 – Maria D Torres  
TR 2602 01 – Michele L Maj  
TR 2790 01 – Traffic Moving Systems Inc  
TR 2876 01 – Reginald Stroughn Jr  
TR 2894 01 – Polanco V Cruz  
TR 2895 01 – Polanco V Cruz  
TR 2896 01 – Polanco V Cruz  
TR 3104 01 – Alphonso Harris  
TR 3179 01 – Kamel J Rock

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Anne M. Adams, also known as Anna M. Adams**, late of the Township of Stroud, County of Monroe and State of Pennsylvania, deceased.

WHEREAS, Letters of Administration in the above-named estate have been granted to Matthew D. Tucker, Administrator, c.t.a., of the Estate of Anne M. Adams, also known as Anna M. Adams.

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

Matthew D. Tucker  
c/o Scott R. Steirer, Esquire  
124 Belvidere Street  
Nazareth, PA 18064

Scott R. Steirer, Esquire  
Pierce & Steirer, LLC  
124 Belvidere Street  
Nazareth, PA 18064  
Attorneys for the Estate  
ID No. 306977

PR - March 28, April 4, April 11

### PUBLIC NOTICE ESTATE NOTICE

Estate of **BARBARA G. GILPIN a/k/a BARBARA E. GILPIN**, late of 1127 Kemmertown Road, Stroudsburg, Monroe County, Pennsylvania 18360, 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

## MONROE LEGAL REPORTER

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, 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.

John A. Gilpin, Executor  
509 Baer Avenue  
Hanover, PA 17331

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

PR - March 21, March 28, April 4

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Diane M. Demski**, deceased, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania.

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

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

PR - March 28, April 4, April 11

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF GREGOR SYDELNIK**, late of East Stroudsburg, 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 her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Administrator C.T.A.:

Lori Frazetta  
218 Sweetwater Lane  
East Stroudsburg, PA 18301

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

PR - April 4, April 11, April 18

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF JACQUELINE M. DURR**, late of Chestnuthill 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 (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Mitchell J. Durr, Executor

c/o Vance E. Meixsell, Esquire  
P.O. Box 209  
Sciota, PA 18354  
(570) 992-6045

PR - April 4, April 11, April 18

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Janina Sobiech**, deceased. Late of Hamilton Township, Monroe County.

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

Andrew Sobiech, Executor  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
P.O. Box 396

Gouldsboro, PA 18424

PR - March 28, April 4, April 11

### PUBLIC NOTICE ESTATE NOTICE

Estate of **MARTIN T. CUSTARD**  
Late of Smithfield Township, Monroe County, deceased

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

Harold C. Cortright, Executor  
c/o Thomas F. Dirvonas, Esquire  
11 N. Eighth St.

Stroudsburg, PA 18360-1717

PR - March 21, March 28, April 4

### PUBLIC NOTICE ESTATE NOTICE

Estate of **NORMAN L. KEIPER JR.**, late of 104 Burton Road, Swiftwater, Monroe County, Pennsylvania 18370, 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 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, 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.

Tiffany St. Clair, Administratrix  
1206 Cherry Lane Road  
East Stroudsburg, PA 18301

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

PR - April 4, April 11, April 18

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF OLEXIJ SYDELNIK**, late of East Stroudsburg, Monroe County, Pennsylvania.

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

Administrator C.T.A.:

## MONROE LEGAL REPORTER

Lori Frazetta  
218 Sweetwater Lane  
East Stroudsburg, PA 18301

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

PR - April 4, April 11, April 18

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Pauline Bizzaro**, deceased. Late of Tobyhanna, Monroe County.

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

Marlene Smith, Executrix  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
P.O. Box 396  
Gouldsboro, PA 18424

PR - March 21, March 28, April 4

### PUBLIC NOTICE ESTATE NOTICE

Estate of **William C. Zacharias, a/k/a William Charles Zacharias**, late of the Borough of East Stroudsburg, 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 the claimant.

Deborah R. Zacharias, Executrix  
468 North Courtland St.  
East Stroudsburg, PA 18301

OR TO:

CRAMER, SWETZ & McMANUS, P.C.  
Attorneys at Law  
By: Jeffrey L. Wright, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - April 4, April 11, April 18

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the Estate of **Lorraine T. Habl**, Deceased, late of Monroe County, who died on February 24, 2014, to Lisa Beth Burgert and Stephen N. Habl, Co-Executors.

Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - March 21, March 28, April 4

### PUBLIC NOTICE ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of **Craig William Erickson a/k/a Craig W. Erickson of Stroudsburg**, Monroe County, Commonwealth of Pennsylvania, (died January 19, 2010).

All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix: Janet Erickson; or Attorney Albert E. Nicholls Jr., 1421 E. Drinker St., Dunmore, PA 18512.  
Attorney Albert E. Nicholls Jr.  
Dunmore, PA

PR - March 28, April 4, April 11

### PUBLIC NOTICE INCORPORATION NOTICE

**ADAM MARTIN JABLONSKI FOUNDATION** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Jacobs & Jacobs  
8 Centre Square  
Easton, PA 18042

PR - April 4

### PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**DALINDA Property Management Inc.**

William H. Dayton Jr., Esq.  
Mosebach, Funt, Dayton  
& Duckworth, P.C.  
P.O. Box 20770  
Lehigh Valley, PA 18002-0770

PR - April 4

### PUBLIC NOTICE INCORPORATION NOTICE

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

**Wizdome Co.**  
East Stroudsburg, PA

PR - April 4

### PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on March 10, 2014. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **America Cancer Recovery & Medical Care Management Inc.**

PR - April 4

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO.: 6544-CV-09 NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. 3129

JPMorgan Chase Bank, National Association,  
Plaintiff

vs.  
Cynthia G. Overland, James A. Overland, Defendant(s)

TO: **Cynthia G. Overland**  
That the Sheriff's Sale of Real Property (Real Estate) will be held at Monroe County Courthouse Hearing

## MONROE LEGAL REPORTER

Room Two (2) 610 Monroe Street, Stroudsburg, PA 18360 on 5/29/2014 at 10 a.m., prevailing local time. THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 3638 Blackberry Lane, Cresco, PA 18326

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No.: 6544-CV-09

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092; 908-233-8500

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. IF HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Monroe County Bar Association

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

Phone (570) 424-7288

PR - April 4

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
CIVIL ACTION - LAW  
Civil Action Number:  
5880 CV 2013**

Deutsche Bank National Trust Company, AS Trustee for the Registered Holder of EquiFirst Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1, by its Servicer, Ocwen Loan Servicing LLC, Plaintiff vs. **Sia Creary and Claude Creary**, Defendants

TO: CLAUDE CREARY, Defendant, whose last known addresses are 12 Hollow Drive a/k/a 121 Hollow Drive, Stroudsburg, PA 18360 and 822 Mountain View Run, Stone Mountain, GA 30087.

You have been sued in mortgage foreclosure on premises: 12 Hollow Drive a/k/a 121 Hollow Drive, Stroudsburg, PA 18360, based on defaults since June 1, 2012. You owe \$263,555.06 plus interest.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

Stroudsburg, PA 18360

(570) 424-7288

monroebar.org

STEVEN K. EISENBERG, M. TROY FREEDMAN, CHRISTINA C. VIOLA & ANDREW J. MARLEY, ATTORNEYS FOR PLAINTIFF, STERN & EISENBERG, PC

The Shops at Valley Square, 1581 Main St., Suite 200, Warrington, PA 18976; (215) 572-8111

PR - April 4

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
CIVIL ACTION - LAW  
Civil Action Number:  
9587 CV 2012**

Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset-Backed Pass-Through Certificates by its attorney in fact Ocwen Loan Servicing, LLC, Plaintiff vs. **Shane G. Bates and Laurie A. Bates**, Defendants

TO: LAURIE A. BATES, Defendant, whose last known addresses are 165 Tranquility Court, Long Pond, PA 18334; 9837 Davies Drive, Briensville, PA 18031; and 2245 Overlook Court, Fogelsville, PA 18051.

You have been sued in mortgage foreclosure on premises: 165 Tranquility Court, Long Pond, PA 18334, based on defaults since September 1, 2010. You owe \$177,623.38 plus interest.

**NOTICE**

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association

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913 Main St.

Stroudsburg, PA 18360

(570) 424-7288

monroebar.org

STEVEN K. EISENBERG, M. TROY FREEDMAN, CHRISTINA C. VIOLA & ANDREW J. MARLEY, ATTORNEYS FOR PLAINTIFF, STERN & EISENBERG, PC

The Shops at Valley Square, 1581 Main St., Suite 200, Warrington, PA 18976; (215) 572-8111

PR - April 4

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

## MONROE LEGAL REPORTER

**NO. 299-CV-14  
Notice of Action in  
Mortgage Foreclosure**

Nationstar Mortgage LLC, Plaintiff vs. Robert Kellerman, Mortgagor and Real Owner, Defendant  
To: **Robert Kellerman**, Mortgagor and Real Owner, Defendant whose last known address is 132 Sycamore Lane f/k/a 869 Sycamore Court Long Pond, PA 18334.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Nationstar Mortgage LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 299CV14, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 132 Sycamore Lane, f/k/a 869 Sycamore Court Long Pond, PA 18334, whereupon your property will be sold by the Sheriff of Monroe County.

**Notice:** You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; 570-424-7288.

Michael T. McKeever, Attorney for Plaintiff, KML Law Group, P.C., Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532; 215-627-1322.  
PR - April 4

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
CIVIL ACTION  
NO. 8647 CIVIL-2013**

PNC Bank, National Association, Plaintiff, vs. Michael O'Connell a/k/a Michael T. O'Connell, Defendant

**NOTICE OF SALE OF REAL PROPERTY**

To: Michael O'Connell a/k/a Michael T. O'Connell, Defendant, whose last known address is 112 Church Avenue, Mount Pocono, PA 18344.

Your house (real estate) at 112 Church Avenue, Mount Pocono, PA 18344, is scheduled to be sold at the Sheriff's Sale on February 26, 2015 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, PA, to enforce the court judgment of \$198,373.77, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be re-listed for the Next Available Sale.

**Property Description:** ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF MT. POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS 112 Church Avenue, Mount Pocono, PA 18344.  
PARCEL NUMBER: 10/7/2/28.  
IMPROVEMENTS: Residential Property.

PIN NUMBER: 10635511660537.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL O'CONNELL BY DEED FROM MARYELLEN GLEIXNER, ADMINISTRATRIX OF THE ESTATE OF MARGARET C. BRICCA, DECEASED DATED 09/27/2007 RECORDED 10/03/2007 IN DEED BOOK 2317 PAGE 6978.  
HAVING BEEN ERECTED THEREON A SINGLE FAMILY DWELLING.

Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400  
PR - April 4

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 5494 CV 11**

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

**BY: TERRENCE J. McCABE, ESQUIRE - ID #16496**

**MARC S. WEISBERG, ESQUIRE - ID #17616**

**EDWARD D. CONWAY, ESQUIRE - ID #34687**

**MARGARET GAIRO, ESQUIRE - ID #34419**

**ANDREW L. MARKOWITZ, ESQUIRE - ID #28009**

**HEIDI R. SPIVAK, ESQUIRE - ID #74770**

**MARISA J. COHEN, ESQUIRE - ID #87830**

**KEVIN T. McQUAIL, ESQUIRE - ID #309480**

**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**

**BRIAN T. LaMANNA, ESQUIRE - ID #310321**

**JOSEPH F. RIGA, ESQUIRE - ID #57716**

**ANN E. SWARTZ, ESQUIRE - ID #201926**

**123 South Broad Street., Suite 1400, Philadelphia, PA 19109  
(215) 790-1010**

**CIVIL ACTION LAW**

Green Tree Servicing, LLC

v.

Marvin C. Wilson and Noemi Wilson

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

To: **Marvin C. Wilson, 91 Ivy Street, Newark, NJ 07106;**

**Noemi Wilson, 91 Ivy Street, Newark, NJ 07106;**

**Marvin C. Wilson, 172 Monroe Lake Shores, East Stroudsburg, PA 18302;**

**Noemi Wilson, 172 Monroe Lake Shores, East Stroudsburg, PA 18302**

Your house (real estate) at **Lot 11 Crystal Creek Estate, East Stroudsburg, PA 18302** is scheduled to be sold at Sheriff's Sale on **May 29, 2014 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$337,203.18 obtained by Green Tree Servicing, LLC against you.

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

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

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

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

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

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

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

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

2. You may be able to petition the Court to set aside

## MONROE LEGAL REPORTER

the sale if the bid price was grossly inadequate compared to the value of your property.

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

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

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

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

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

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

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

Find a Lawyer Program  
Monroe County Bar Assoc.  
913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288

ASSOCIACION DE LICENCIADOS  
Monroe County Bar Assoc.  
Find a Lawyer Program  
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P.O. Box 786  
Stroudsburg, PA 18360  
(570) 424-7288

PR - April 4

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 5179-CV-13**

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")

Plaintiff

vs.

HERBERT WOMACK

GARNETA R. BARRETT-WOMACK

Defendants

**NOTICE**

**To: HERBERT WOMACK, GARNETA R. BARRETT-WOMACK**

You are hereby notified that on June 25, 2013, Plaintiff, FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"), filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 5179-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 7673 DIANE COURT, TOBYHANNA, PA 18466-3360 whereupon your property would be sold by the Sheriff

of MONROE County.

**NOTICE**

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

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

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

Find a Lawyer Program  
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PR - April 4

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 6883-CV-13**

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION

Plaintiff

vs.

DAVID M. CALLENDER JR.

Defendants

**NOTICE**

**To: DAVID M. CALLENDER JR.**

You are hereby notified that on August 15, 2013, Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 6883 CV 13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 167 WINONA LAKES, EAST STROUDSBURG, PA 18302-9787 whereupon your property would be sold by the Sheriff of MONROE County.

**NOTICE**

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

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

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

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Monroe County Bar Association

# MONROE LEGAL REPORTER

913 Main Street  
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(570) 424-7288

PR - April 4

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 7337-CV-13**

JPMORGAN CHASE BANK, NATIONAL AS-  
SOCIATION  
Plaintiff

vs.

GARY KAPPES, DONNA KAPPES  
Defendants

**NOTICE**

**To: GARY KAPPES and DONNA KAPPES**

You are hereby notified that on August 28, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 7337-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 62 ROUTE 390 NORTH, A/K/A 1350 ROUTE 390, CANADENSIS, PA 18325 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

Find a Lawyer Program  
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913 Main Street  
Stroudsburg, PA 18360  
(570) 424-7288

PR - April 4

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 7515-CV-13**

JPMORGAN CHASE BANK, NATIONAL AS-  
SOCIATION  
Plaintiff

vs.

LAURI SCHMIDT RAMIREZ a/k/a LORI SCHMIDT-

RAMIREZ ADRIAN L. RAMIREZ a/k/a ADRIAN  
RAMIREZ  
Defendants

**NOTICE**

**To: ADRIAN L. RAMIREZ A/K/A ADRIAN RAMIREZ**

You are hereby notified that on September 4, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 7515-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 10 HILL RD, A/K/A 2138 HILL RD, EFFORT, PA 18330-7713 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - April 4

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 3431-CV-13**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

NOBASMAH B. HUSSIN and  
ZURINA B. YUSOFF  
Defendants

**NOTICE**

**To: NOBASMAH B. HUSSIN and ZURINA B. YUSOFF**

You are hereby notified that on April 26, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 3431-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1129 BIG RIDGE DRIVE A/K/A, 1641 BIG RIDGE DRIVE, E STROUDSBURG, PA 18302-6641 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

## MONROE LEGAL REPORTER

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

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

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

Lawyer Referral Service:  
Monroe County Bar Association  
913 Main Street  
Stroudsburg, PA 18360  
(570) 424-7288

PR - April 4

### PUBLIC NOTICE

#### NOTICE OF SHERIFF'S SALE

TO: **VICKIE L. NIEVES and BETTY L. SNYDER**

Your property located at 181 Grove Street, East Stroudsburg, PA, improved with a single family residence, is scheduled to be sold on December 4, 2014, at 10 a.m. at the Monroe County Courthouse, Stroudsburg, PA, to enforce a judgment against you in the amount of \$272,000.72 plus interest.

A schedule of distribution will be filed by the Sheriff not later than twenty (20) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days of its filing.

Oliver, Price & Rhodes  
John R. O'Brien, Esquire  
1212 South Abington Road  
P.O. Box 240  
Clarks Summit, PA 18411

PR - April 4

### PUBLIC NOTICE

#### NOTICE OF SHERIFF'S SALE

#### IN THE COURT OF COMMON

#### PLEAS OF MONROE COUNTY,

#### PENNSYLVANIA

NO. 11005-CV-2011

WELLS FARGO BANK, NA, D/B/A AMERICAS SERVICING COMPANY

Vs.

**MICHAEL SERRA**

NOTICE TO: MICHAEL SERRA

#### NOTICE OF SHERIFF'S SALE

#### OF REAL PROPERTY

Being Premises: 513 NORTH 5TH STREET, STROUDSBURG, PA 18360-2440

Being in STROUDSBURG BOROUGH, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 03/9E/1/52

TAX PIN: 03635920902181

Improvements consist of residential property.

Sold as the property of MICHAEL SERRA

Your house (real estate) at 513 NORTH 5TH STREET, STROUDSBURG, PA 18360-2440 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$198,842.06 obtained by, WELLS FARGO BANK, NA, D/B/A AMERICAS SERVICING COMPANY (the mortgagee), against the above premises

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 4

### PUBLIC NOTICE

#### NOTICE OF SHERIFF'S SALE

#### IN THE COURT OF COMMON

### PLEAS OF MONROE COUNTY,

### PENNSYLVANIA

NO. 135-CV-2010

CITIMORTGAGE INC. S/B/M TO ABN AMRO MORTGAGE GROUP INC.

vs.

**JOHN PARIANTE and JUNE PARIANTE**

NOTICE TO: JUNE PARIANTE

#### NOTICE OF SHERIFF'S SALE

#### OF REAL PROPERTY

Being Premises: 108 SHADY TREE DRIVE A/K/A, 15 SHADY TREE DRIVE, EAST STROUDSBURG, PA 18301

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

TAX CODE: 17/15B/1/13

TAX PIN: 17-6393-03-22-6451

Improvements consist of residential property.

Sold as the property of JOHN PARIANTE and JUNE PARIANTE

Your house (real estate) at 108 SHADY TREE DRIVE A/K/A, 15 SHADY TREE DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$275,663.95 obtained by, CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

### PUBLIC NOTICE

#### NOTICE OF SHERIFF'S SALE

#### IN THE COURT OF COMMON

#### PLEAS OF MONROE COUNTY,

#### PENNSYLVANIA

NO. 1663-2012

WELLS FARGO BANK, N.A.

vs.

JOSEPH P. FREACH, IN HIS CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; MARIA POPMA, IN HER CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERESA H. FREACH, DECEASED

NOTICE TO: JOSEPH P. FREACH, IN HIS CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; MARIA POPMA, IN HER CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERESA H. FREACH, DECEASED

#### NOTICE OF SHERIFF'S SALE

#### OF REAL PROPERTY

Being Premises: 2334 WINCHESTER ROAD, A/K/A PO BOX 61 WINCHESTER LANE, POCONO SUMMIT, PA 18346-0061

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

TAX CODE: 19/1/1/56

TAX PIN: 19634504948060

Improvements consist of residential property.

Sold as the property of JOSEPH P. FREACH, IN HIS CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; MARIA POPMA, IN HER CAPACITY AS HEIR OF TERESA H. FREACH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERESA H. FREACH, DECEASED

Your house (real estate) at 2334 WINCHESTER ROAD, A/K/A PO BOX 61 WINCHESTER LANE, POCONO SUMMIT, PA 18346-0061 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$41,755.75 obtained by, WELLS FARGO BANK, N.A. (the mort-



## MONROE LEGAL REPORTER

gagee), against the above premises.  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 1798-CV-2012**

WELLS FARGO BANK, N.A.

vs.

ERROLD PERRYMAN, III, IN HIS CAPACITY AS HEIR OF ERROLD PERRYMAN, JR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN, JR, DECEASED

NOTICE TO: ERROLD PERRYMAN, III, IN HIS CAPACITY AS HEIR OF ERROLD PERRYMAN, JR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN, JR, DECEASED

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

Being Premises: 307 SKYLINE DRIVE A/K/A 9, STONECREST ROAD A/K/A 121 LILAC LN, BLAKESLEE, PA 18610-9402

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

TAX CODE: 20/8E/1/58

TAX PIN: 20632101262290

Improvements consist of residential property.

Sold as the property of ERROLD PERRYMAN, III, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERROLD PERRYMAN, JR, DECEASED, ROCHELLE PERRYMAN and ALLISON RICHARDSON

Your house (real estate) at 307 SKYLINE DRIVE A/K/A 9, STONECREST ROAD A/K/A 121 LILAC LN, BLAKESLEE, PA 18610-9402 is scheduled to be sold at the Sheriff's Sale on 12/04/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$227,445.82 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 1950-CV-12**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17

vs.

ALVIN LIGHTFOOT

**NOTICE TO: ALVIN LIGHTFOOT  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 3 COLONIAL DRIVE, EAST STROUDSBURG, PA 18302-9464

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 09/86581

TAX PIN: 09731500101225

Improvements consist of residential property.

Sold as the property of ALVIN LIGHTFOOT  
Your house (real estate) at 3 COLONIAL DRIVE, EAST STROUDSBURG, PA 18302-9464 is scheduled to be sold at the Sheriff's Sale on 08/28/2014 at 10:00 AM, at the MONROE County Courthouse, 610

Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$287,227.96 obtained by, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 207-CV-2012**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED NOTES, SERIES 2004-SD3

vs.

ANTHONY LOVAGLIO & SHAMEEKA LOVAGLIO A/K/A SHAMEEKA HARRELL A/K/A SHAMEEKA HARRELL-LOVAGLIO

**NOTICE TO: ANTHONY LOVAGLIO & SHAMEEKA LOVAGLIO A/K/A SHAMEEKA HARRELL A/K/A SHAMEEKA HARRELL-LOVAGLIO**

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

Being Premises: 2845 FAIRHAVEN DRIVE A/K/A, 169 FABER CIRCLE, TOBYHANNA, PA 18466-3762

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

TAX CODE: 03/9D/1/134

TAX PIN: 03-6359-16-94-4206

Improvements consist of residential property.

Sold as the property of ANTHONY LOVAGLIO & SHAMEEKA LOVAGLIO A/K/A SHAMEEKA HARRELL A/K/A SHAMEEKA HARRELL-LOVAGLIO

Your house (real estate) at 2845 FAIRHAVEN DRIVE A/K/A, 169 FABER CIRCLE, TOBYHANNA, PA 18466-3762 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$145,685.88 obtained by, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED NOTES, SERIES 2004-SD3 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 2422-CV-12**

WELLS FARGO BANK, N.A.

vs.

JAMES RITI and CSILLA RITI

**NOTICE TO: JAMES RITI and CSILLA RITI  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 262 SELLERSVILLE DRIVE, EAST STROUDSBURG, PA 18302-9720

Being in TOWNSHIP OF MIDDLE SMITHFIELD, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 09/6B/1/4

TAX PIN: 09733402663558

Improvements consist of residential property.

Sold as the property of JAMES RITI and CSILLA RITI  
Your house (real estate) at 262 SELLERSVILLE DRIVE, EAST STROUDSBURG, PA 18302-9720 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of

## MONROE LEGAL REPORTER

\$149,620.10 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises. PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA**

**NO. 3674-CV-2009**

BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO COUNTRYWIDE HOME LOANS SERVICING, L.P.

vs.

**MARY BIGGS and PAUL BIGGS**  
NOTICE TO: MARY BIGGS and PAUL BIGGS  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 3819 FOXBOROUGH COURT, STROUDSBURG, PA18360

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

TAX CODE: 08/87521

TAX PIN: 08-6371-01-18-4065

Improvements consist of residential property.

Sold as the property of MARY BIGGS and PAUL BIGGS

3819 FOXBOROUGH COURT, STROUDSBURG, PA 18360 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$293,048.33 obtained by, BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO COUNTRYWIDE HOME LOANS SERVICING, L.P. (the mortgagee), against the above premises

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA**

**NO. 4724-CV-12**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7

vs.

**NOILY N. O'REAGAN and DERRICK A. O'REAGAN**

NOTICE TO: DERRICK A. O'REAGAN  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 38 COLUMBIA BOULEVARD, EAST STROUDSBURG, PA 18302-8980

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 09/9A/2/4

TAX PIN: 09732304842212

Improvements consist of residential property.

Sold as the property of NOILY N. O'REAGAN and DERRICK A. O'REAGAN

Your house (real estate) at 38 COLUMBIA BOULEVARD, EAST STROUDSBURG, PA 18302-8980 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$179,686.28 obtained by, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA**

**NO. 4757-CV-2012**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

vs.

HECTOR FEBO and YOLANDA FEBO

**NOTICE TO: YOLANDA FEBO**  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: LOT 1 SEC 1 ROUTE 191, AKA 6165 ROUTE 191, CRESCO, PA 18326

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

TAX CODE: 11/5A/3/8

TAX PIN: 11637604834066

Improvements consist of residential property.

Sold as the property of HECTOR FEBO and YOLANDA FEBO

Your house (real estate) at LOT 1 SEC 1 ROUTE 191, AKA 6165 ROUTE 191, CRESCO, PA 18326 is scheduled to be sold at the Sheriff's Sale on 07/31/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$124,914.27 obtained by, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA**

**NO. 5340-CV-2010**

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION

vs.

**THOMAS E. CORCORAN, JR and PAMELA CORCORAN**

NOTICE TO: THOMAS E. CORCORAN, JR and PAMELA CORCORAN

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

Being Premises: 144 PANZA COURT, A/K/A 105 PANZA COURT, EFFORT, PA 18330

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

TAX CODE: 02/14B/1/130

TAX PIN: 02633002675071

Improvements consist of residential property.

Sold as the property of THOMAS E. CORCORAN, JR and PAMELA CORCORAN

Your house (real estate) at 144 PANZA COURT, A/K/A 105 PANZA COURT, EFFORT, PA 18330 is scheduled to be sold at the Sheriff's Sale on 06/26/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$146,885.21 obtained by, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 4

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA**

**NO. 535-CV-2012**

## MONROE LEGAL REPORTER

WELLS FARGO BANK, N.A.

vs.

**SHIRLEY R. ABUIO and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA M. TRUSZ, DECEASED**

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA M. TRUSZ, DECEASED

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

Being Premises: 258 BEAR TOWN ROAD, A/K/A 2356 BEARTOWN ROAD, CANADENSIS, PA 18325 Being in BARRETT TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 01/8/1/21-23

TAX PIN: 01639704746747

Improvements consist of residential property.

Sold as the property of SHIRLEY R. ABUIO and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA M. TRUSZ, DECEASED

Your house (real estate) at 258 BEAR TOWN ROAD, A/K/A 2356 BEARTOWN ROAD, CANADENSIS, PA 18325 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$169,570.91 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises. PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - April 4

### **PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 8034-CV-12**

GMAC MORTGAGE, LLC

vs.

ROSE MORSE, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF HAROLD J. MORSE; SCOTT MORSE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF HAROLD J. MORSE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER HAROLD J. MORSE, DECEASED

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD J. MORSE, DECEASED**

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

Being Premises: 3163 CHIPPEWA TRAIL, A/K/A 1269 INDIAN MOUNTAIN LAKES, ALBRIGHTSVILLE, PA 18210

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

TAX CODE: 20/81/1/3

TAX PIN: 20632103212217

Improvements consist of residential property.

Sold as the property of ROSE MORSE, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF HAROLD J. MORSE; SCOTT MORSE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF HAROLD J. MORSE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD J. MORSE, DECEASED

Your house (real estate) at 3163 CHIPPEWA TRAIL, A/K/A 1269 INDIAN MOUNTAIN LAKES, ALBRIGHTSVILLE, PA 18210 is scheduled to be sold at the Sheriff's Sale on 06/26/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe

Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$57,813.34 obtained by, GMAC MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

### **PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 8495-CV-2011**

WELLS FARGO BANK, N.A.

vs.

**KIMBERLY FORT**

NOTICE TO: KIMBERLY FORT

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

Being Premises: 1175 TREE TOP DRIVE A/K/A 194 WOODCLIFF DRIVE A/K/A 1633 SUNNYSIDE DRIVE TOBYHANNA, PA 18466

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

TAX CODE: 03/9E/1/52

TAX PIN: 03635920902181

Improvements consist of residential property.

Sold as the property of KIMBERLY FORT

Your house (real estate) at 1175 TREE TOP DRIVE A/K/A 194 WOODCLIFF DRIVE A/K/A 1633 SUNNYSIDE DRIVE TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$50,663.19 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - April 4

### **PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 9980-CV-2011**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-10

vs.

**YURIY GLUKHOVSKIY and MICHAEL KRASNER**

NOTICE TO: MICHAEL KRASNER

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

Being Premises: 304 IDLEWILD DRIVE, A/K/A 9087

IDLEWILD DRIVE, TOBYHANNA, PA 18466

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

TAX CODE: 03/9C/1/175

TAX PIN: 03-6359-18-31-7518

Improvements consist of residential property.

Sold as the property of YURIY GLUKHOVSKIY and MICHAEL KRASNER

Your house (real estate) at 304 IDLEWILD DRIVE A/K/A 9087 IDLEWILD DRIVE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$41,266.42 obtained by, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-10 (the mortgagee), against the above premises

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - April 4

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3738 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 30, Section B, 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, Pennsylvania in Plot Book Vol. 31, Page(s) 69.

BEING part of the same premises which Charles A. Poalillo, Trustees, by his deed dated November 18, 1977, and recorded November 18, 1977, in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Deed Book Vol. 831, Page(s) 27, granted and conveyed unto Cranberry Hill Corporation, Grantor herein.

Parcel No.: 17/15A/1/89

Pin No.: 17639201178870

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

NICHOLAS CHARLES HAROS,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5615 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 19, Section B-1, as is more particularly set forth on a Plan entitled "Final Plan, Subdivision Plan, Penn Estates, Section B-1"

as prepared by Elam and Popoff, P.A., dated October 19, 1991 and revised August 10, 1992. Said Plan being duly recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plat Book No. 65, at Page 27 and as re-recorded in Plat Book 65, at page 64.

BEING THE SAME PREMISES which Robert A. Pasquin, by indenture bearing date of 6/8/00, and being recorded in the Office for the Recording of Deeds, in and for the County of Monroe in Deed/Record Book Volume 2079, Page 8270, granted and conveyed unto Jean C. Dorcelus, in fee.

Parcel No.: 17/89224

Pin No.: 17639303205558

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEAN CLAUDE DORCELLUS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

NICHOLAS CHARLES HAROS,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7641 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the mesuage (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 91 on a certain "Declaration Plan-Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Kenneth L. Harvey and Margaret R. Harvey, his wife, by deed dated April 24, 1991 and recorded on April 25, 1991 in Record Book Volume 1775 at page 0135 granted and conveyed unto Ruth Wikert.

Being part of Parcel No. 16/3/3-1-91 and Pin No. 16732102998517B91

## MONROE LEGAL REPORTER

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RUTH WIKERT

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8025 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty second (1/52) co-tenancy interest being designated as Time Period(s) 19 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 79C on a certain "Declaration Plan-Phase II, of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust company, Trustee, by deed dated November 18, 1977 and recorded on April 1, 1980 in Record Book Volume 1023 at page 0093 granted and conveyed unto Robert J. Lion and Kathleen R. Lion, his wife.

Being part of Parcel No. 16/3/3/3-1-79C and Pin No. 16732102997424B79C

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT J. LION KATHLEEN R. LION

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

fication from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8139 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 76F on a certain "Declaration Plan-Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James Dyer and Marcy Jacobs-Dyer, by deed dated April 15, 2003 and recorded on April 22, 2003 in Record Book Volume 2150 at Page 9802 granted and conveyed unto Bernard E. White.

Being part of Parcel No. 16/3/3/3-1-76F and Pin No. 16732102997238B76F

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BERNARD E. WHITE

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

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

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

Sheriff's Office

## MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8238 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 78 on a certain "Declaration Plan - Phase II, of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Gunter-Hayes Associates, LLC, by deed dated August 29, 2006 and recorded on September 13, 2006 in Record Book Volume 2280 at Page 8623 granted and conveyed unto Jonathan Bell and Channon Bell.

Being part of Parcel No. 16/3/3-1-78 and Pin No. 16732102997452B78C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JONATHAN BELL AND CHANNON BELL**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8440 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will

expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 69C on a certain "Declaration Plan-Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy House Property Owners Association, by deed dated November 24, 1999 and recorded on January 7, 2000 in Record Book Volume 2074 at page 0041 granted and conveyed unto Ronald R. Torres, Carmen Torres and Anthony R. Torres. Being part of Parcel No. 16/3/3-1-69C and Pin No. 16732102984954B69C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RONALD R. TORRES CARMEN TORRES AND ANTHONY R. TORRES**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10010 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in

## MONROE LEGAL REPORTER

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

BEGINNING at an iron pipe at the intersection of the southerly line of Church Avenue with the Westerly line of Smith Alley 246 feet from the intersection of the Westerly line of Belmont Avenue with the southerly line of Church Avenue; thence along the Westerly side of said Smith Alley South 20 degrees 40 minutes East 192 feet to an iron pipe on the Northerly side of said Smith Alley; thence South 69½ degrees West 150 feet to an iron pipe; thence by other lands now or late of the Estate of Lewis T. Smith, deceased, North 20 degrees 40 minutes West 192 feet to an iron pin on the southerly side of said Church Avenue; thence along the southerly side of said Church Avenue North 69½ degrees East 150 feet to the place of the beginning. (Bearings from magnetic meridian of a former date).

BEING lots 8, 9 and 10 of Plot 0 on map or draft of lots late of Lewis T. Smith filed and entered in the Recorder of Deeds Office in and for Monroe County in Plot Book Vol. 2, Page 41, previously erroneously recited as Plot Book Vol. 1A, Page 42.

BEING the same premises which Nancy Sparacino and Myrlin Mimmis, husband and wife, by Deed dated July 21, 2005 and being recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on August 8, 2005 in Deed Book Volume 2235 page 4681, granted and conveyed unto Nancy Sparacino, individually.

TAX PARCEL NO.: 10/8/1/26

PIN NO.: 10-6355-08-87-4695

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY SPARACINO**

**A/K/A NANCY FRATARCANGELI**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10303 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING lot situate in Township of**

**Tunkhannock**, Monroe County, Pennsylvania, and being more particularly described as follows:

BEING all of Lot 424 in Section P-1, as shown and designated on Plan of Indian Mountain Lakes, Section P-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated March 1, 1973 and recorded May 1973 at the Recorder of Deeds for Monroe County in Map Book 19, page 39.

BEING Lot No. 424, Section P-1 as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated March 1, 1973.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in all deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Ronald McLane, as an individual, be Deed from M & B Builders, Inc., a Pennsylvania Corporation, dated 09/14/2000, recorded 09/22/2000 in Book 2084, Page 5759.

Tax Code: 20/8H/1/87

Tax Pin: 20632103111359

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

**Ronald W. McLane**

**A/K/A Ronald McLane**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
Meredith Wooters,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10356 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

**ALL THE FOLLOWING lot situate in the Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 78, Section 4, as shown on Plotting of Sierra View, Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, Page 33.

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UNDER AND SUBJECT to restrictions, etc., as appear in Deed Volume 1040, Page 128. Being Known As: 78 Ozark Avenue, Effort, PA 18330-8893

TAX CODE: 2/14E/1/162

PIN NO.: 02633002697500

TITLE TO SAID PREMISES IS VESTED IN Dawn Kowalchuk Zalek, individually by deed from Joseph M. Zalek, Sr. and Dawn Kowalchuk, husband and wife dated 03/08/2005 recorded 03/18/2005 in Deed Book 2219 Page 3504.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAWN KOWALCHUK ZALEK**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10474 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

BEGINNING at a point in the centerline of Township Road No. 375, being a common corner of Lot No. 15A and Lot No. 15B as shown on a plan titled "Final Plan, Subdivision of Lands of Robert R. Bonsler, Jr.", dated August 26, 1993 and recorded in Plot Book Vol 65, page 196; thence in and along said centerline of Township Road No. 375, North 74 degrees 10 minutes 20 seconds West 132.40 feet to a point of curvature; thence by the same on a curve to the left having a radius of 4000.00 feet for an arc length of 65.16 feet (chord bearing and distance being North 74 degrees 38 minutes 20 seconds West 65.16 feet) to a point; thence leaving said centerline of Township Road No. 375, by lands of Daniel G. Warner, North 28 degrees 01 minutes 15 seconds East (at 25.67 feet passing an iron pin) 283.00 feet to an iron pin; then by the same South 77 degrees 18 minutes 42 seconds East 138.00 to an iron pin; thence by the aforementioned Lot No. 15B South 15 degrees 49 minutes

40 seconds West (at 267.14 feet passing an iron pin) 283.64 feet to the place of BEGINNING. Containing 1.075 acres of land. Being Lot 15A as shown on the above described plan.

Tax Code No. 15/110151

PIN No. 15625700872454

Parcel No. 15/110151

For information purposes only - Property also known as: 3063 Blue Ridge Road, Saylorsburg, PA 18353

**TITLE TO SAID PREMISES IS VESTED IN:** Felipe R. Romero and Genoveva R. Romero, his wife, by deed from Elhad Krasniqi and Sehija Krasniqi, his wife, dated March 28, 2007, recorded April 2, 2007 in the Monroe County Clerk's/Register's Office in Deed Book 2300, Page 9802.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FELIPE R. ROMERO GENOVEVA R. ROMERO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BARBARA A. FEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10517 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN piece or parcel or tract of land situated in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1816 on the map or plan of Section J-II of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Monroe County in Plot Book No. 12 at Page No. 87, bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly line of Deer Run Road, which point is North 53°-37'-20" East a distance of 180 feet from the point of intersection of the northwesterly line of Deer Run Road and the northeasterly line of Stag Run and which point is the eastern-most corner of Lot No. 1801; thence North 53°-37'-20" East along the northwesterly line of Deer Run Road for a distance of 102.38 feet to a point; thence North 36°-22'-40" West along the southwest-erly line of Lot No. 1815 for a distance of 197 feet to a point; thence South 53°-37'-20" West along the



## MONROE LEGAL REPORTER

southeasterly line of Lot No. 1804 for a distance of 102.38 feet to a point; thence South 36°-22'-40" East along part of the northeasterly line of Lot No. 1802 and along the northeasterly line of Lot No. 1801 for a distance of 197 feet to a point, the place of BEGINNING.

THIS CONVEYANCE is made together with all the rights and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

PARCEL NO. 19/11E/1/50  
PIN 19630602669224

Title to said premises is vested in Camille Bertuglia by deed from NICO F. RICCI AND NICOLE RITCHIE, HUSBAND AND WIFE, dated August 22, 2006 and recorded August 28, 2006 in Deed Book 2278, Page 9534.

Being Known As: 1816 Deer Run, Pocono Lake, Tobyhanna, Monroe County, PA 18347

On July 10, 2011, Camille Bertuglia departed this life. No estate or administration has been opened as a result of the demise of Camille Bertuglia.

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

Tax Code #: 13/7B/1/14

**PETER A. BERTUGLIA, MORTGAGOR AND IN HIS CAPACITY AS KNOWN SURVIVING HEIR OF CAMILLE BERTUGLIA, DECEASED MORTGAGOR AND REAL OWNER, SALVATORE BERTUGLIA, KNOWN SURVIVING HEIR OF CAMILLE BERTUGLIA, DECEASED MORTGAGOR AND REAL OWNER, CONSTANCE BERTUGLIA, KNOWN SURVIVING HEIR OF CAMILLE BERTUGLIA, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF CAMILLE BERTUGLIA, DECEASED MORTGAGOR AND REAL OWNER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10569 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST, WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN lot or piece of ground situate in

Brier Crest Woods, Fern Ridge Village, **Tunkhannock Township**, Monroe County, Pennsylvania, being Lot No. 6, Block E, Section No. 1, described in a certain Subdivision Plan of Brier Crest Woods, made by Edward C. Hess Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania on the 7th day of March, 1969 and recorded in Plan Book No. 14 page 37 in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania.

BEGINNING at a point on the Northwesterly line of Fern Ridge Road, a common corner of Lot No. 6 and Lot No. 7 as shown on a plan entitled "Section 1, Brier Crest Woods, Brier Crest Woods, Inc., Tunkhannock Township, Monroe County, PA", dated March 7, 1969, revised November 5, 1969, prepared by Edward C. Hess Associates, and recorded in Plot Book Volume 14 page 37; THENCE by Lot No. 7, North 76 degrees 09 minutes 31 seconds West, 125.93 feet to a point; THENCE by Lot No. 5, North 17 degrees 15 minutes 00 seconds East, 200.00 feet to a point on the Southwesterly line of Brier Crest Road;

THENCE along the Southwesterly line of Brier Crest Road, South 72 degrees 45 minutes 00 seconds East, 151.28 feet to the point of curvature of a tangent curve;

THENCE along the Westerly line of Fern Ridge Road on a curve to the right, having a radius of 30 feet for an arc length of 61.13 feet (chord bearing and distance being South 14 degrees 22 minutes 30 seconds East, 51.09 feet) to the point of tangency;

THENCE along the Northwesterly line of Fern Ridge Road, South 44 degrees 00 minutes 00 seconds West, 81.27 feet to the point of curvature of a tangent curve;

THENCE by the same and on a curve to the left, having a radius of 150 feet for an arc length of 78.96 feet (chord bearing and distance being South 28 degrees 55 minutes 14 seconds West, 78.05 feet) to the place of BEGINNING.

CONTAINING 29,686 square feet, more or less.

UNDER AND SUBJECT to restrictions and conditions as of record.

Title to said premises vested in Valerie J. Scroggins, by deed from Emilio L. Caranci and Sheila P. Caranci, h/w, dated 10/26/2001, recorded 11/06/2001 in Book 2108, Page 925.

TAX CODE: 20/13A/1/98  
TAX PIN: 20630202794576

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VALERIE J. SCROGGINS  
A/K/A VALERIE SCROGGINS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10766 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Price**, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot No. 48 of Section "E" as shown on, "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.," as recorded in Monroe County, Pennsylvania, in Plot Book 11, page 81 and Plot Book 10 page 145.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

PARCEL NO. 14/6A/2/44

PIN 14730402586717

Title to said premises is vested in Mireille Guay by deed from Joseph Guay and Mireille Guay (incorrectly spelled "Mirielle" Guay, father and daughter, dated January 31, 2002 and recorded February 6, 2002 in Deed Book 2114, Page 7510. Being Known As: 254 School House Road, East Stroudsburg, Price, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GUAY, MIREILLE A/K/A MIREILLE GUAY**

**A/K/A MIREILLE R. GUAY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10788 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, being Lot 5, Phase 1, set forth on the "Plotting of Dancing Ridge Estates, Middle Smithfield and Price Townships, Monroe County, Pennsylvania, made by Frank J. Smith, Jr., Professional Land Surveyors", dated December 30, 2003 and recorded on April 27, 2004, in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 76, page 62.

Being part of the same premises which James W. Halterman and Shirley M. halterman, his wife, by indenture bearing date the 27th day of August, 2004, and being recorded at Stroudsburg, in the Office for the Recording of Deeds, in and for the County of Monroe on the 1st day of September, 2004, in Record Book Volume 2200, Page 8836, granted and conveyed unto LTS Development, Inc., in fee.

Also being part of the same premises which James W. Halterman and Shirley M. Halterman, his wife, by indenture bearing date the 15th day of September, 2004, and being recorded at Stroudsburg, in the Office for the Recording of Deeds, in and for the County of Monroe on the 16th day of September, 2004 in Record Book Volume 2202, page 2736, granted and conveyed unto LTS Development, LLC, in fee.

Being Known As: 5 Dancing Ridge Road, East Stroudsburg, PA 18301 a/k/a 5 Dancing Ridge Road, (Middle Smithfield Township), East Stroudsburg, PA 18302

TAX CODE: 09/97304

PIN NO.: 09730400782835

Title to said premises is vested in William M. Zaccaria by deed from LTS Development, LLC dated 10/27/2004 recorded 11/15/2004 in Deed Book 2207 Page 7861.

Having been erected thereon a single family dwelling.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICHOLAS GAUNCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11136 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

## MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5019, Section V as shown on 'Plotting of Pocono Farms, East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates' and recorded in Monroe County, Pennsylvania in Plot Book Volume 17, at page 23.

UNDER AND SUBJECT to all rights, privileges, benefits, easements, covenants, condition, restrictions, reservations, terms and provisions as more particularly set forth in the above-recited Deed.

TITLE TO SAID PREMISES VESTED IN Alejandro Chang and Angelica Jimenez Chang, h/w, by Deed from Paoletti, Inc., a Pennsylvania Corporation, dated 02/29/2008, recorded 03/07/2008

TAX CODE: 03/94541

TAX PIN: 03636703303534

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

**ALEJANDRO CHANG  
ANGELICA JIMENEZ CHANG**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11697 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEING all of Lot 1301 in Section R as shown and designated on plan of Indian Mountain Lakes, Section R, made by Leo Achterman, Jr., Civil

Engineer and Surveyor, dated April 22, 1975 and recorded June 18, 1975 at the Recorder of Deeds for Monroe County, Map Book 26, page 53.

BEING Lot No. 1301, Section R, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated April 22, 1975 TITLE TO SAID PREMISES VESTED IN John J. Harkins, III, by Deed from John J. Harkins, III and Georgianna Harkins, dated 12/11/2006, recorded 12/26/2006 in Book 2291, Page 7355. John J. Harkins III died on 09/18/2008 and upon information and belief, his surviving heirs are Georgianna Harkins, Kathleen M. Harkins, and John J. Harkins, IV. By virtue of executed waivers, Kathleen M. Harkins and John J. Harkins, IV waive their rights to said property.

TAX CODE: 20/81/1/122

TAX PIN: 20632103218323

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGIANNA HARKINS, IN HER CAPACITY AS HEIR OF JOHN J. HARKINS, III, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. HARKINS, III, DECEASED**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1169 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a post on the North side of Lenox Avenue, formerly called Sambo Street, a corner of land, nor or late of Jesse R. Smith, of which this was formerly a part; thence by the same North twenty-eight and one-half degrees West one hundred and forty feet to a post on the South side of an alley fifteen feet wide; thence along the same North sixty-

## MONROE LEGAL REPORTER

one and one-half degrees East fifty feet to a post, a corner of land, now or late of A.W. Kistler; thence by the same South twenty-eight and one-half degrees East one hundred and forty feet to a post on the North side of said Lenox Avenue; thence along the same south sixty one and one-half degrees West fifty feet to the place of BEGINNING.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

PARCEL NO. 05-4/1/3/5  
PIN 05730115742353

Title to said premises is vested in Abdul Munir and Joanne Munir, husband and wife, by deed from Anwar Moustafa and Mahed Moustafa, husband and wife, dated January 28, 2003 and recorded January 29, 2003 in Deed Book 2143, Page 4127.

Being Known As: 114 Lenox Avenue, East Stroudsburg Boro, Monroe County, PA 18301

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

**JOANNE MUNIR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11744 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Stroud Township**, Monroe County, Pennsylvania, being Lot No. 2 shown on plan of "Rockdale Estates, Section 4" revised August 4, 1986, and recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Map File No. 58-221.

UNDER AND SUBJECT to the covenants, conditions and restrictions as more particularly set forth in Record Book Volume 1525, page 468.

UNDER AND SUBJECT to the Restrictive Covenants as shown on aforesaid plan.

PARCEL NO. 17/11C/2/2

PIN 17639000424380

TITLE TO SAID PREMISES IS VESTED IN Leonel Baez by deed from Accredited Home Lenders, Inc.

dated September 23, 2003 and recorded October 15, 2003 in Deed Book 2170, Page 7430.

Being Known As: RR5 Box 5104A, Stroudsburg, Stroud, Monroe County, PA 18360

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGARET CAIRO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1185 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEING Lot 5 on a map entitled 'Subdivision of Lands of William Schyman' dated June 12, 1989 and recorded in Monroe County Plat Book Volume 62, Page 226, and Containing 1.631 Acres.

UNDER AND SUBJECT to the Conditions and Restrictions of record.

TOGETHER WITH any rights of the Grantors to use of Pine Lake, which rights shall inure to Grantees, their heirs and assigns. Any such use shall be the sole risk of Grantees, their heirs and assigns.

TITLE TO SAID PREMISES VESTED IN Adam Antal and Christine Alfani, husband and wife, by Deed from Adam Antal, dated 03/23/1999, recorded 04/14/1999, in Deed Book 2062, page 3731.

TAX CODE: 07/110106

TAX PIN: 07629900177259

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

**A/K/A ADAM W. ANTAL**

**CHRISTINE ALFANI**

**A/K/A CHRISTINE M. ALFANI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11990 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

BEGINNING at a point on the west line of John's Road, said road being twenty feet wide and said point being South 18 degrees 42 minutes East one hundred twenty seven and five-tenths feet from the south corner of said John's Road, said James Road being twenty-four feet wide.

Thence along said West line of John's Road South 18 degrees 42 minutes East one Hundred feet to the north corner of Lot No. 438;

Then along the north line of said Lot No. 438 South 71 degrees 18 minutes West one hundred fifty feet to the east corner of Lot No. 434;

Thence along the east line of said Lot No. 434 North 18 degrees 42 minutes West one hundred feet to the south corner of Lot No. 435;

Then along the south line of said Lot No. 435 North 71 degrees 18 minutes East one hundred fifty feet to the place of BEGINNING.

BEING Lot No. 436, Block 400 on Map of Development to be known as Sun Valley made by M.A. Policelli, Registered Engineer, July 1952. UNDER AND SUBJECT nevertheless, to conditions and restrictions as set forth in deed recorded in Deed Book Volume 348, Page 686.

UNDER AND SUBJECT to the Conditions and Restrictions recorded in Deed Book Volume 348, Page 686.

TITLE TO SAID PREMISES VESTED IN Francine Zaleski, by Deed from Chase Bank of Texas, N.A., f/k/a, Texas Commerce Bank, dated 05/21/2002, recorded 05/29/2002 in Book 2122, Page 9569/  
TAX CODE: 02/15/2/70-11  
TAX PIN: 02633001167337

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

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

5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1260 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Tunkhannock, Monroe County, Pennsylvania, known as Lot NO. 522, Section N-1, Stonecrest Park, as set forth on a plan of lots of Stonecrest Park, recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania in Plot Book 9 at page 209, together with all appurtenant rights, privileges and easements. UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Record Book 1734, page 1790.

TITLE TO SAID PREMISES VESTED IN Michael Gibbs and Patricia Gibbs, h/w, by Deed from David Michael Yankelitis an Yvonne Leigh Yankelitis, dated 07/29/2002, recorded 08/05/2002 in Book 2128, Page 1637.

TAX CODE: 20/8E/1/71

TAX PIN: 20632101360460

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

**MICHAEL GIBBS  
PATRICIA GIBBS  
KENT SIMMS**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
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### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

## MONROE LEGAL REPORTER

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1321 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 43, Section I, on the plot or plan of lots known as "Pleasant Valley Estates, Inc." as laid out by Leo A. Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania as is duly recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 13, Page 61

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

Being Known As: 43 Elm Lane, Kunkletown (Polk Township), PA 18058

TAX CODE: 13/8A/1/27

PIN NO.: 13622903039577

TITLE TO SAID PREMISES IS VESTED IN Paul Lewis and Christina Lewis, husband and wife by deed from Kal-Tac, Inc., a Pennsylvania Corporation dated 09/16/2005 recorded 09/20/2005 in Deed Book 2240 Page 5195.

Having been erected thereon a single family dwelling.

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

**CHRISTINA LEWIS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICHOLAS M. GAUNCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 137 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THE FOLLOWING lot situate in the **Township of Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 209, as shown on "Plotting No. IV, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pa., made by Leo A. Achterman, Jr., Revised 7/24/67, and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, page 65.

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

PARCEL NO. 16/10B/1/55

PIN 16731201071030

TITLE TO SAID PREMISES IS VESTED IN David C. Macaluso by deed from Barbara Ann Lesoine and Ross R. Lesoine, her husband, dated September 8, 1997 and recorded September 10, 1997 in Deed Book 2039, Page 9115.

On February 16, 2010, David C. Macaluso departed this life. Letters Testamentary were granted to Melissa Ann Macaluso, has Executor of the Estate of David C. Macaluso.

Being Known As: 166 Lake Valhalla, East Stroudsburg, Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MELISSA ANNE MACALUSO, EXECUTOR OF THE ESTATE OF DAVID C. MACALUSO, DECEASED MORTGAGOR AND REAL OWNER ANN M. MACALUSO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1411 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being shown and designated as Lot 49, as shown on the map of Robert S. Phoenix Development, Coolbaugh Township, Monroe County,

## MONROE LEGAL REPORTER

Pennsylvania, Section II, October 26, 1953, as revised and as filed in the Office for the Recording of Deeds, etc., at Stroudsburg, PA., in and for the County of Monroe, in Map Book Vol. 12, Page 91.

Under and subject to the following conditions and restrictions.

1. All wells, septic tanks and sub-surface disposal fields shall meet the requirements of the Pennsylvania Department of Health. The Monroe County Planning Commission and its successors, and/or the Monroe County Commissioners shall have the authority to enforce this covenant in the event that the developer fails to do so.

2. Building on any lot shall be limited to one-family single dwelling, and no building shall be erected to contain less than 700 square feet.

3. No house trailer shall be parked, used or permitted to remain on the above-described premises.

4. The Grantor excepts and reserves unto himself, his heirs and assigns, the right to grant utility easements and rights-of-way within Locust Lane, Thornapple Lane, Horned Owl Lane and Forest Lane, and further within strips five (5 feet) feet parallel to and adjoining the said roads.

5. No buildings shall be erected within fifty-five (55) feet to the front lines of any lot hereinabove described, said front lines to be the centerlines of the above-mentioned roads or streets; nor shall any building be erected on any lot within ten (10 feet) feet either of the side lines, or within fifty (50 feet) feet of the real lines of the said roads.

6. No junk automobiles nor any part thereof shall be stored, kept or permitted to remain upon the premises. No motor vehicle of any kind or description shall be stored, kept or permitted to remain unless the same shall be duly licensed and registered in accordance with applicable state laws.

TITLE TO SAID PREMISES VESTED IN Maritza I. Banchs, by Deed from Gerard J. Clabbers and Antoinette C. Clabbers, his wife, dated 09/24/2000, recorded 10/04/2002 in Book 2133, Page 2586.

TAX CODE: 03/93746

TAX PIN: 03635702683436

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARITZA I. BANCHS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1475 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel of piece of land situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 503, Twin Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 9, Page 205.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Rebecca L. Hannon-Fish, by Deed from Cynthia Wells, a single woman and Luther Barnes, a single man, dated 07/24/2007, recorded 07/27/2007 in Book 2311, Page 9586.

TAX CODE: 16/7A/155

TAX PIN: 16731204630222

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: REBECCA L. HANNON-FISH**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1478 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

All that certain lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1012 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Section 1, 2 and 3" dated July 10, 2002 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associations, Inc. East Stroudsburg, Pa. and recorded May 22, 2003 in Plat Book 75 Pages 74 and 81, more particularly described as follows: Beginning at a common corner of Lots No. 1012 and

## MONROE LEGAL REPORTER

1013 on the southeasterly side of Pebble Beach Court (50 feet R.O.W.); thence

1. Along the southeasterly side, North 64 degrees 37 minutes 50 seconds East, a distance of 55.93 feet to a point of curve; thence

2. Passing along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 140.00 feet to a point of reverse curve at the beginning of a cul-de-sac bulb; thence

3. Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 112.01 feet to a corner of Lot No. 1011; thence

4. Along Lot No. 1011, South 59 degrees 47 minutes 24 seconds East, a distance of 49.22 feet to a corner on the northwesterly side of Big Ridge Drive (60 feet R.O.W.); thence

5. Along said side, passing along an arc of a circle curving to the right, having a radius of 470.00 feet, an arc distance of 224.91 feet to a corner of Lot No. 1013; thence

6. Along Lot No. 1013, North 32 degrees 22 minutes 19 seconds West, a distance of 38.47 feet to a corner; thence

7. Continuing along Lot No. 1013, North 25 degrees 22 minutes 10 seconds West, a distance of 140.71 feet to the first mentioned point and place of beginning.

Containing 14,490 square feet of 0.33 acres of land. Subject to a 30 feet Wide Utility Easement as shown on aforesaid referenced Final Land Development Plan.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent of all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

Subject to restrictions and easements of record, if any.

As may be amended from time to time.

TITLE TO SAID PREMISES VESTED IN Ruben D. Santiago and Zulma Rovello-Santiago, h/w, by Deed from Toll PA IV, L.P., dated 08/16/2004, recorded 02/14/2005 in Book 2216, Page 2679.

TAX CODE: 09/96873

TAX PIN: 09733403113976

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

**RUBIN D. SANTIAGO**

**ZULMA ROVELLO-SANTIAGO**

**A/K/A ZUMA ROVELLO SANTIAGO**

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MELISSA J. CANTWELL, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1480 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows:

BEING LOT NO. 2 as shown on Map of Twin Hills approved by Stroud Township July 5, 1972 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 17, Page 21.

UNDER AND SUBJECT to the covenants, conditions and restrictions as of record.

UNDER AND SUBJECT to a sewer easement 20 feet in width as described in Deed from South Ridge Developers, Inc. to the Stroud Township Sewer Authority dated September 17, 1992 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Record Book Volume 1848, Page 1716.

TITLE TO SAID PREMISES VESTED IN Michael Goodwin and Crystal J. Goodwin, his wife, by Deed from Bob Williamson, aka Robert G. Williamson and Judith R. Williamson, his wife and Sheldon Kopelson, single, dated 01/28/2002, recorded 01/30/2002 in Book 2114, Page 339.

TAX CODE: 17/12/6/18-7

TAX PIN: 17639004742858

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES-GOODWIN CRYSTAL, A/K/A CRYSTAL J. GOODWIN MICHAEL GOODWIN**

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOHN MICHAEL KOLESNIK,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1517 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN parcel or piece of ground situated in the **Township of Tunkhannock**, County of



## MONROE LEGAL REPORTER

Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Lot No. 5, Tax Code 20/119729 as shown on a certain map entitled "Long Pond Subdivision" prepared for Willow Ridge, Inc. by Packer Associates, Inc. dated February 27, 2989 and revised September 26, 1989 as recorded in the office of Recorder of Deeds in and for Monroe County in Plat Book Volume 61, at page 489.

BEING the same premises which Precision Home Builders, Inc., by Deed dated March 12, 2009 and recorded on March 17, 2009 in and for Monroe County, in Deed Book 2350, Page 2733 granted and conveyed unto Arnitta W. McKinley, married woman. TAX CODE: 20/119729

PIN NO.: 20632300441071

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ARNITTA W. MCKINLEY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SCOTT A. DIETTERICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1677 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the northwesterly line of Laurel Lane (40 feet in width); thence along the said northwest line of Laurel Lane South 33 degrees 58 minutes 30 seconds West 125 feet to a point; thence by the same South 38 degrees 12 minutes 10 seconds West 5.64 feet to a point; thence along the northeasterly line of Lot No.2 North 51 degrees 47 minutes 50 seconds West 160.14 feet to a point in line of lands of C. Koerner Estate; thence by said lands North 33 degrees 27 minutes 45 seconds East 118.83 feet to a point the most westerly corner of Lot No. 4 thence along the southwesterly line of said Lot No. 4 South 56 degrees 1 minute 30 seconds East 161.18 feet to the place of Beginning, Being Lot No. 3 as shown on Plan Titled Denbigh Hill,

dated April 14, 1971, recorded on Plot Book 14, Page 125.

UNDER AND SUBJECT to covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Angelita U. Parker, by Deed from Carl O. Parker and Angelita U. Parker, his wife, dated 12/29/2004, recorded 02/15/2005 in Book 2216, Page 4536.

TAX CODE: 11/5A/4/4

TAX PIN: 11637603319919

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARL O. PARKER

ANGELITA U. PARKER A/K/A

ANGELITA C. PARKER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1686 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, known as Lot 5486, Section C3B, according to plan of Emerald Lakes, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 17, Page 111.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Marisol De La Rosa f/k/a Marisol Corchado from Francis Corchado, by Deed, recorded 04/24/2012 in Book 2401 Page 3961.

TAX CODE: 19/31/2/92

TAX PIN: 19634402756779

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

FRANCIS CORCHADO

MARISOL CORCHADO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1959 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

Tract No 1: ALL THAT CERTAIN Lot or Piece of Land, Situate in Middle Smithfield Township, Monroe County, Pennsylvania, Bounded and Described as follows, to wit:

BEGINNING at a stake at the side of the road located one hundred seventy feet south fifty degrees thirty minutes west from a stake for a corner of lands of Jay Miller and Alvin Dewitt, Jr.; thence along the said road south fifty degree thirty minutes west one hundred thirty-six feet a stake; thence through land of Jay Miller south thirty-one degrees thirty minutes east one hundred thirty-six feet to a stake; thence north fifty degree thirty minutes east one hundred thirty six feet to a stake; thence north thirty-one degrees thirty minutes west one hundred thirty-six feet to the place of BEGINNING.

TOGETHER WITH the right to the grantees to use the water from the well located on land of Jay Miller, Et Ux, said well being situate one hundred feet from the southwest corner of above described lot, together with the right of ingress, egress and regress for the purpose of laying, maintaining and repairing said pipe line of the grantees expanse.

TRACT No. 2: ALL THAT CERTAIN tract or parcel of land situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, designated as Tract No. Five on a Subdivision of Lands of Jack G. Miller, Et Al, as recorded in the Office for the Recording of Deeds Etc., in and for the County of Monroe at Stroudsburg, PA in map file 58-21, bounded and described as follows, to wit:

BEGINNING at a pipe on the edge of and twenty-five feet from the center of Legislative Route 45015 (Sellersville Drive), said point being the line of lands now or formerly of Alvin H. Dewitt Hr., thence along lands now or formerly of Alvin H. Dewitt Jr., south 37 degree 58 minutes, 45 seconds east 135.57 feet to a stone corner, thence along the same, south 20 degrees 10 minutes 20 seconds east 282.25 feet to a

stump, thence still along lands now or formerly of Alvin H. Dewitt, Hr., south 40 degrees 49 minutes 40 seconds west 179.85 feet to a pipe, thence still along the same, south 31 degrees 35 minutes 50 seconds west 147.85 feet to a stone corner, said stone corner being also a corner of lands now or formerly of Pocono Machine and Tool Company, thence along lands now or formerly of Pocono Machine and Tool Company, south 43 degrees, 16 minutes 55 seconds West 82.75 feet to a corner stone, thence along the same, south 58 degrees 59 minutes 00 seconds West 142.94 feet to a point on the edge of and twenty-five feet from the center of the above mentioned Legislative Route 45015, thence along the edge of and twenty-five feet from the center of the said Legislative Route 45015 the following courses, north 40 degrees 37 minutes 35 seconds west 57.05 feet, north 34 degrees 52 minutes 45 seconds west 34.70 feet, on a curve to the right with a radius of 523 feet for 373.53 feet, north 5 degrees 52 minutes 10 seconds east 31.91 feet, north 36 degrees 21 minutes 00 seconds east 52.65 feet, north 50 degrees 05 minutes 00 seconds east 101.65 feet to a point said point being also a corner of lands now or formerly of Jack G. Miller and Esther M. Miller, his wife, grantors herein, thence along lands of Jack G. Miller and Esther M. Miller, south 33 degrees 51 minutes 00 seconds east 129.81 feet to a point, thence along the same north 4b degrees 09 minutes 00 seconds east 136.00 feet to a point, thence still along lands of Jack G. Miller and Esther M. Miller, north 33 degrees 51 minutes 00 seconds west 127.41 feet to a point on the edge of and twenty-five feet from the center of the above mentioned Legislative Route 45015, thence along the edge of and twenty-five feet from the center of the said legislative route 45015, north 48 degrees 09 minutes 00 seconds east 170.62 feet to the point of beginning.

BEING THE SAME PREMISES which John W. Boyer and Sharon Boyer, by deed dated 07/29/2005 and recorded 08/04/2005 in Book 2235 Page 511 conveyed to Benjamin Pilhower and Holly Palentchar.  
Pin #: 09-73-33-00-29-22-91  
Tax Code #: 09/10/1/99

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
BENJAMIN PHILHOWER  
MORTGAGOR(S) AND  
RECORD OWNER(S)**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALYK L. OFLAZIAN, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2170 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

## MONROE LEGAL REPORTER

ALL THAT CERTAIN improved lot, parcel or piece of ground situated in the **Township of Stroud**, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 110, Section E, Tax Code 17/15E/1/110, as shown on a map of Cranberry Hill Corporation, Penn Estates, on file in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, PA in Plot Book Volume 32, at Pages 123, 127.

BEING THE SAME PREMISES which Coastal Environmental, Inc., by deed dated 06/03/2004 and recorded 06/07/2004 in Book 2192 Page 5312 conveyed to Aston G. Smith.

Pin #: 17-6382-04-84-5765

Tax Code #: 17/15E/1/110

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ASTON G. SMITH MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPELLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2281 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 15, Section B, as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 77 and 79.

UNDER AND SUBJECT to all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as set forth in the chain of title.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN Juan Vargas and Liana R. Vargas, by Deed from Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant

to the Federal National Mortgage Association Charter Act, dated 02/05/1999, recorded 02/11/1999 in Book 2059, Page 7415.

*Juan Vargas died on 09/25/2008 and upon information and belief, his heirs or devisees, and personal representative, are unknown. No estate has been raised on behalf of Juan Vargas.*

TAX CODE: 03/3B/2/19

TAX PIN: 03635820917542

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

**LIANA R. VARGAS  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JUAN VARGAS, DECEASED**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARIO J. HANYON, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2305 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, known as Lot #725, located on Mountain Laurel Drive as shown on final plans Phase 11, Blue Mountain Lake, a Planned Unit Development and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 Pages 228 and 229.

TITLE TO SAID PREMISES VESTED IN Alberto Del Moral and Brenda Cartagena, h/w, by Deed from Alberto Del Moral and Iris Rodriguez, date 04/24/2006, recorded 07/06/2006 in Book 2273, Page 3078.

TAX CODE: 16/96227

TAX PIN: 16730304616385

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRENDA CARTAGENA ALBERTO DEL MORAL

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2400 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

9 and 11 North 6th Street, Borough of Stroudsburg, Monroe County, Pennsylvania, Tax Code 18-2/2/6/7, PIN 18-7300-07-58-6915

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

BEGINNING at a post on North Sixth Street, a corner of land of Harry F. Miller; thence in and along said Street, South seventeen and three-quarters degrees East fifty one feet and ten inches to a post in an alley eight and one-half feet wide, a corner of land late of the Stroudsburg and Bushkill Telephone Company; thence in and along said alley, by land late of the said Stroudsburg and Bushkill Telephone Company and other, South seventy two and one-quarter degrees West ninety five feet to a post; thence by land late of William Dean North seventeen and three-quarters degrees West fifty one feet and ten inches to a post; thence by land of Harry P. Miller, North seventy two and one-quarter degrees East ninety five feet to the place of BEGINNING. BEARING from a former Magnetic Meridian.

UNDER AND SUBJECT to the rights of the public in, over and upon North Sixth Street and Keller Alley. BEING the same premises which Norman E. Fayne, single, by deed dated February 24, 2006 and recorded August 31, 2006 in the Office of Recorder of Deeds in and for Monroe County in Record Book Vol. 2279, page 3679, granted and conveyed unto Antonios N. Pippis and Mihai I. Ionescu.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTONIOS N. PIPPIS AND MIHAI I. IONESCU**

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

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

unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DENISE L. WESTER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2405 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN tracts, pieces or parcels of land and the improvements thereon erected situate in the **Township of Eldred**; County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1: BEGINNING at the South side of a public road leading to Little Washington; thence by land of S.E. Borger, now Walter P. Kresge, the following courses and distances, viz: South eighty-six and three-fourths degrees East five perches to an iron pin; North six and one-half degrees East twenty-two perches to a cherry tree; North eight and one-fourth degrees East thirty-three perches to an iron pin; North eighty-one degrees East eight and eight tenths perches to an iron pin; thence partly by land of George A. Frabel and partly by land of Sarah Frantz, now W. Hawk, South sixteen degrees East sixty-one perches to an iron pin in the middle of the aforesaid public road; thence in said public road South eighty-nine and one-half degrees West twenty-five perches to an iron pin the said road; thence by land of S.E. Borger, now Walter P. Kresge, and said grantees the following courses and distances, viz: South nine and one-fourth degrees West four perches to an iron pin; South eighty-eight and one-fourth degrees West ten perches to an iron pin; North five degrees West eight and eight-tenths perches to an iron pin, the place of BEGINNING. CONTAINING six acres and one hundred thirty-four perches strict measure.

No. 2: BEGINNING at an iron stake in the Southwest corner of the land of said Grantees; thence by land of said Grantor hereof, South five degrees East sixty feet to an iron stake; thence by land of the same, North eighty-eight and one-fourth degrees East one hundred eighty feet to an iron stake; thence by the same North thirteen degrees East one hundred twenty-six feet to an iron stake in the middle of the public road leading to Little Washington; thence in the said road South eighty-nine and one-half degrees West thirty feet to an iron stake; thence by land of said Grantees South nine and one-fourth degrees West sixty-six feet to an iron stake; thence by the same South eighty-eight and one-fourth degrees West one hundred sixty-five feet to the place of BEGINNING. CONTAINING three-tenths (3/10) of an acre, more or less.

TITLE TO SAID PREMISES VESTED IN Carla Ann Smith, formerly Carla A. Smith, a single woman, by Deed from William M. Smith, a single man, dated 09/15/2006, recorded 12/04/2006 in Book 2289, Page 3877.

TAX CODE: 06/5/1/9  
TAX PIN: 06623700017335

**SEIZED AND TAKEN IN EXECUTION AS THE**

## MONROE LEGAL REPORTER

**PROPERTY OF: CARLA A. SMITH  
A/K/A CARLA ANN SMITH**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2553 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr. P.E. of East Stroudsburg, Pennsylvania, known and described as 'Section C, Stillwater Lake Estates, Inc. dated July 2, 1960' and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961 and the Supervisors of the Township of Tobyhanna on July 31, 1961 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg Pennsylvania known as section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 16, 1968, and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, Page 131, a subdivision plat drawn by L.A. Achterman, Jr. P.E., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968; approved by the Monroe County Planning and Zoning Commission March 4, 1969; approved by supervisors of Township of Coolbaugh April 7, 1969 said plat is duly filed and recorded in Office for Recording of plats, County of Monroe, April 24, 1969, in Plat Book 12, Page 63.

Known as Lot #514, Section G-II.

TITLE TO SAID PREMISES VESTED IN Theresa

Cafone, by Deed from The Estate of Thomas Cafone and Theresa Cafone, Executrix, date 08/24/2009, recorded 09/23/2009 in Book 2360, Page 1971.

Thomas Cafone departed this life 6/4/2006 thereby vesting sole interest in Theresa Cafone as Executrix.

TAX CODE: 03/14C/3/13

TAX PIN: 03634502971088

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: THERESA CAFONE, INDIVIDUALLY  
AND IN HER CAPACITY AS EXECUTRIX OF  
THE ESTATE OF THOMAS CAFONE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2627 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 85, Section One, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 51.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, conditions, reservations, exceptions and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Robert Wheeler and Debra Wheeler from Ronald Geist and Ruth Geist, by Deed, dated 06/04/1988 and recorded 06/24/1988 in Book 1625 Page 1193.

TAX CODE: 09/4C/1/6

TAX PIN: 09734404509880

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: ROBERT J. WHEELER  
A/K/A ROBERT J. WHEELER, JR.  
A/K/A ROBERT WHEELER**

**DEBRA WHEELER  
A/K/A DEBRA A. WHEELER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2722 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Coolbaugh Township**, County of Monroe and Commonwealth of Pennsylvania, being Lot 347, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, pages 101, 107 and 109.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Troy Nestor from Thomas Woods and Jo Ann B. Woods, h/w, by Deed, dated 01/25/2006, recorded 03/27/2006 in Book 2261, Page 9642.

TAX CODE: 03/9A/1/182,  
TAX PIN: 03635812756711

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TROY NESTOR

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2821 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pipe on the southeasterly line of Maplewood Lane, a common corner of Lot No. 50 and Lot No. 51, as shown on a plan titled, "Final Plan - Section 3, Robinwood Country Estates, HBGM, Inc.-Developers, Chestnuthill and Jackson Twps., Monroe County, PA.," dated 6 Mar. 78 and revised 14 April 1978, prepared by Edward C. Hess Associates, Inc. and recorded 10 May 1978 in Plot Book 36, Page 33; thence along the southeasterly line of Maplewood Lane along a curve to the left having a radius of 2,720 feet for an arc length of 148.00 feet (Chord bearing and distance being North 66 degrees 11 minutes 42 seconds East 147.98 feet) to an iron pipe; thence by Lot No. 52 South 25 degrees 21 minutes 50 seconds East 292.11 feet to an iron pipe; thence by Lot No. 47 and Lot No. 48, Robin Wood Country Estates, Section 2, South 66 degrees 01 minutes 35 seconds West 163.89 feet to an iron pipe; thence by Lot No. 50 North 22 degrees 14 minutes 46 seconds West 292.59 feet to the place of BEGINNING. CONTAINING 1.044 acres, more or less.

Being Known As: RR6 Box 6669, Saylorsburg, PA 18353

TAX CODE: 2/5B/1/53  
PIN NO.: 02635003143579

TITLE TO SAID PREMISES IS VESTED IN Dominick P. Marino and Margaret A. Marino, his wife by deed from Michael Palmisano and Sarah Ann Palmisano, husband and wife dated 04/20/2000 recorded 04/27/2000 in Deed Book 2077 Page 9332.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOMINICK P. MARINO

**MARGARET A. MARINO**

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

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

Todd A. Martin

## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2851 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

All that certain lot, parcel or tract of land situated in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at an iron pin in concrete on the Southerly edge of a certain road Fifty (fifty) feet in width known as Sycamore Drive, said pin being at the most Northwesterly corner of Lot 156 and common on the most Northwesterly corner of Lot 155, as shown on a certain map entitled "Final Plan, Parcel 2, Phase 2, The Woodlands, Pine Ridge Equities, Inc., Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the office of the recorder of deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 70, Page 223;

1) Thence along said Lot 156, South 33 degrees 01 minute 36 seconds East two hundred Twelve and Sixty-six hundredths (212.66') to an iron pin, a corner common to Lots 155 and 156;

2) Thence along Lot 156, South 28 degree 23 minutes and Twenty-nine Hundredths feet (173.29') to an iron pin, a corner common to Lots 152, 154, 156 and 155;

3) Thence along Lot 154 North 40 degree 00 minutes 09 seconds West Two Hundred Ninety and Fifty Hundredths (290.50') to an iron pin, on the Southerly side of the aforementioned Sycamore Drive;

4) Thence along said road, on a curve to the right having a radius of Nine Hundred Seventy-five and Zero Hundredths feet (975.00') with an arc length of one Hundred Eighteen and Seventy Six Hundredths (118.76') feet to an iron pin, a point of curvature;

5) Thence along said road North 56 degree 58 minutes 34 seconds East Sixty-nine and Zero Hundredths (69.00') feet the place of beginning. Containing 43,734.24 square feet more or less, or 1.004 acres, more or less. Bearings are based on Magnetic Meridian.

Being Lot No. 155 as shown on the aforementioned map.

Being part of the same premises which Raymond E. Marsh and Melissa Schnap March, husband and wife, and Elaine Erickson Schoch, now by marriage Elaine Erickson Williams, and John Williams, her husband, by Deed Dated November 4, 1996 and November 12, 1996, in the office for the recorder of deed, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book 2030, Page 9339, granted and conveyed unto Pine Ridge Equities, Inc., in fee.

Being as to the remainder a part of the same premises which Raymond E. Marsh and Melissa Schnap Marsh, husband and wife, by Deed Dated November

4, 196 and Recorded November 12, 1996, in the above recorder's office in Book 2030, Page 9344, granted and conveyed unto Pine Ridge Equities, Inc., in fee

Tax ID - 12/90890

PIN NO. 12638100284828

For information purposes only - property a/k/a 82 Sycamore Drive East Stroudsburg, PA 18301

**TITLE TO SAID PREMISES IS VESTED IN** Robert P. Hawley and Etrulia T. Ellis, joint tenants with the right of survivorship, by deed from Pine Ridge Equities, Inc., a Delaware Corporation, dated 3/3/1999 and recorded 03/31/1999 in Book 2061, page 8010.

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

**ETRULIA T ELLIS AND  
ROBERT P HAWLEY**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

CHANDRA M. ARKEMA, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2952 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

Being shown and designated as Lot No. 55, Phase I, as is more particularly set forth on the Big Ridge Plot of Mid-Monroe Development, Corp., which plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 61, Page 100.

Being Known As: 55 Eagle Drive, East Stroudsburg, (Middle Smithfield Township), PA 18302

TAX CODE: 9/86810

PIN NO.: 09733301095647

Title to said premises is vested in Alicia Sanders by deed from Bank One, National Association, Trustee, by Residential Funding Corporation dated 05/27/2003 recorded 07/14/2003 in Deed Book 2159 Page 7117.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE**

## MONROE LEGAL REPORTER

### PROPERTY OF: ALICIA SANDERS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICHOLAS M. GAUNCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3063 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Stroud Township**, Monroe County, Pennsylvania, and known as: Estate Lot Site #517 located on Blue Mountain Crossing as shown on the Final Plans Phase 3, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on 3-9-1998 and filed of recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 3-27-1998 in Plot Book 70 page 44.

UNDER AND SUBJECT to the covenants, conditions and restrictions in the above recited deed.

TITLE TO SAID PREMISES IN Janice Carlough and Jeffrey Carlough, tenants by the entirety, by Deed from Janice P. Krako, n/b/m Janice Carlough, dated 04/13/2006, recorded 04/19/2006 in Book 2264, Page 4935.

Tax Code: 17/90754  
Tax Pin: 17730303315626

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

**JANICE P. KRAKO A/K/A**  
JANICE CARLOUGH  
JEFFREY C. CARLOUGH A/K/A  
JEFFREY CARLOUGH

### MORTGAGOR(S) AND RECORD OWNER(S)

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

fication from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28, April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3087 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania; BEING Lot No. 49, Section D, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempster, Registered Civil Engineer; dated February 22, 1965" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

The exact dimensions of the aforesaid lot are as follows: 140 feet along the center of Southwoods Lane; 170 feet along Lot No. 48; 128.6 feet along Lot No. 53 and 170 feet along Turkey Foot Trail.

UNDER AND SUBJECT to the conditions, covenants, restrictions and reservations as set forth in the above recited deed.

UNDER AND SUBJECT to right to use well and so forth on the above described premises as set forth in agreement between Velma A. Boyd and Lawson Hilder and Ruth Hilder, his wife, dated September 16, 1970 and recorded in the aforesaid Office, in Deed Book Vol. 394, page 721.

TITLE TO SAID PREMISES VESTED IN Gerald Dalton and Elsa Dalton, his wife, by Deed from Edward L. Lyons and Mary E. Lyons, his wife, dated 06/14/1973, recorded 06/15/1973 in Book 479, Page 123.

By virtue of Elsa Dalton's death on or about 08/22/2008, her ownership interest was automatically vested in the surviving tenant by the entirety, Gerald Dalton. Gerald Dalton died on 01/01/2010 and, upon information and belief, his surviving heir(s) is Christopher Dalton. 13. By virtue of executed waiver(s), Christopher Dalton waived his right to said property.

TAX CODE: 09/13A/1/34  
TAX PIN: 09731604822721

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD DALTON, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in



## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3116 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

PARCEL 1: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Lot No. 1 in the Block No. 4, of Unit No. 2 as shown on the survey and original plat of Monroe-Lake Shores, Monroe County, Pennsylvania, in Plot Book 8, Page 94, reference being made hereto for a more particular description of the lot or lots herein conveyed.

Together with all rights and under and subject to all covenants, restrictions and conditions of record.

PARCEL 2: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Lots Nos. 3 and 5, in the Block No. 4, of Unit No. 2 as shown on the survey and original plat of Monroe-Lake Shores, Monroe County, Pennsylvania, in Plot Book 8, Page 94, reference being made hereto for a more particular description of the lot or lots herein conveyed.

PARCEL 3: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Lots No. 7, in the Block No. 4, of Unit No. 2 as shown on the survey and original plat of Monroe-Lake Shores, Monroe County, Pennsylvania, in Plot Book 8, Page 94, reference being made hereto for a more particular description of the lot or lots herein conveyed.

PARCEL 4: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Lots Nos. 14 and 15 of Block No. 4, of Unit No. 2 as shown on the survey and original plat of Monroe-Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds Offices of Monroe County, Pennsylvania in Plat Book Volume 8, page 94, reference being made thereto for a more particular description of the lot or lots herein conveyed.

PARCEL 5: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Lots Nos. 11 and 9 of Block No. 4, of Unit No. 2 as shown on the map of Pocono Lakeshores, Inc., recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Volume 8, Page 94.

PARCEL 6: All that certain parcel of land situate in the Township of Middle Smithfield, lying and being in the development of Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows, to wit:

Beginning at the easterly corner of Leander Road and Main Road, being also the Southerly corner of Lot 18, Block 5, Unit 2, Monroe Lake Shores; thence along the Northeasterly line of Leander Road and along the Southwesterly lot lines of Lots 18, 14, 12, 10, 8, 6, 4 and 2, all in Block 5, Unit 2, Monroe Lake Shores to the end of Leander Road; thence along Lots 1, 3, 5, 7, 9, 11 and 13, all in Block 4, Unit 2, of Monroe Lake Shores in a Southeasterly direction to the terminus of Leander Road with the Westerly side of Main Road, thence Northeasterly across Leander Road to the point of beginning.

Above description is also formerly known as Leander Road, being 33 feet in width, running Northwesterly from Main Road to the Westerly boundary of Monroe Lake Shore, Unit No. 2.

TITLE TO SAID PREMISES VESTED IN Charles D. Alles and Tara K. Alles, h/w, as joint tenants with right of survivorship and not as tenants in common, by Deed from Charles D. Alles and Tara K. Alles, fka, Tara K. Donnelly, h/w, who acquired title as unmarried individuals, dated 04/24/2007, recorded 05/14/2007 in Book 2305, Page 1937.

PARCEL 1

TAX CODE: 9/14A/2-4/1  
TAX PIN: 09731502861286

PARCEL 2

TAX CODE: 9/14A/2-4/3  
TAX PIN: 09731502862241

PARCEL 3

TAX CODE: 9/14A/2-4/7  
TAX PIN: 09731502862196

PARCEL 4

TAX CODE: 9/14A/2-4/9  
TAX PIN: 09731502863160

PARCEL 5

TAX CODE: 9/14A/2-4/14  
TAX PIN: 09731502854919

PARCEL 6

TAX CODE: 9/94757  
TAX PIN: 09731502864115

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

**CHARLES D. ALLES**

**TARA K. ALLES**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3378 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 601 in Section F, as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 18, 1965 and recorded May 19, 1965 at the Recorder of Deeds for Monroe County in Map Book 9, page 199.

UNDER AND SUBJECT to the Covenants, Conditions and Restrictions as appears in Deed Book Volume 602, page 313.

TITLE TO SAID PREMISES VESTED IN Javier P. Vega from Deborah A. Dowd, now by marriage Deborah Down Audett and John L Audett, her husband, by Special Warranty Deed, dated 09/29/2006 and recorded 10/4/2006 in Book 2283 Page 1319 Instrument #200642553.

TAX CODE: 20/8G/1/95

TAX PIN: 20632113139098

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAVIER P. VEGA**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLEŚNIK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3447 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot 238, 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 at Page 101, 107, 109.

TOGETHER WITH and UNDER AND SUBJECT to all of the rights, obligations, and responsibilities as set forth in the Restrictive Covenants referenced in Deed Book 1594, Page 908.

PARCEL NO. 03/9A/1/55

PIN 03635812775255

Title to said premises is vested in Marco V. Molina by deed from Salvatore Tirrito and Marie Tirrito, his wife; Domenico Cusimano and Antonina Cusimano, his wife; and Giovanna Tirrito dated September 30, 2004 and recorded October 6, 2004 in Deed Book 2204, Page 950.

Being Known As: 5651 Pembroke Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARCO V. MOLINA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGARET GAIRO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3464 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situated, lying and being in **Price Township**, County of Monroe and Commonwealth of Pennsylvania, described as follows:

Beginning at an iron pin set in the center of S.R. 1005, said point being measured a distance of 235 feet northeasterly of the intersection of the centerline of S.R. 1005 and the Price and Stroud Township, thence along the centerline of S.R. 1005 North thirty degrees, twenty-four minutes and forty-eight seconds East (N 30°24'28" E) a distance of one hundred seventeen and forty-eight hundredths (117.48) feet to a iron pin set in the center of S.R. 1005; thence North twenty-four degrees, twenty-four minutes and twenty-eight seconds West (N 24°24'28" W) a distance of five hundred sixteen and seven hundredths (516.07) feet to a stone; thence South forty-four degrees, twenty-three minutes and seven seconds West (S 44°23'07" W) a distance of three hundred and sixty-

## MONROE LEGAL REPORTER

two hundredths (315.62 feet to an old stone pile; thence South twenty-four degrees, twenty-four minutes and twenty-eight seconds East (S 24°24'28" E) a distance of six hundred twenty-nine and seventy-three hundredths (629.73) feet to an iron pin the point and place of beginning.

Containing 3.89 acres of land, more or less, and being all of Parcel #4 and a portion of Parcel #1 as described in Deed Book 1417 pages 190 incl.

PARCEL NO. 14/93333  
PIN 14730300493257

Title to said premises is vested in Daniel Andrew Pryse by deed from Thomas P. Cummings and Joseph Sacchetti, co-executors for the Estate of Walter W. Pryse, Jr., dated June 2, 2004 and recorded June 4, 2004 in Deed Book 2192, Page 3327. Being Known As: 331 Wooddale Road, E Stroudsburg, Price, Monroe County, PA 18302

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIEL PRYSE A.**

**A/K/A DANIEL ANDREW PRYSE**

**OR SUN PRYSE**

**UNITED STAGES OF AMERICA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 351 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

All that certain Lot No. 302, Section D, as shown on a map of A Pocono Country Place, Township of Coolbaugh, County of Monroe, Pennsylvania and Recorded in Plot Book No. 18, Page 101, 103 and 105 in the Recorder's Office of Stroudsburg, Pennsylvania.

UNDER AND SUBJECT to certain conditions, covenants, and restrictions as are more fully set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Zoltan Kovacs, married and Nicole Kovacs, his wife, by Deed from Julius Kollar, Jr. and Zoltan Kovacs, dated 03/18/1997, recorded 03/25/1997 in Book 2034, Page 5438.

TAX CODE: 03/8B/2/105  
TAX PIN: 03635815636213

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

**ZOLTAN KOVACS**

**NICOLE KOVACS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MELISSA J. CANTWELL, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3539 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

All those two certain lots or parcels of land, situate, lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, to wit: TRACT NO 1

Lot No. 29, in Block No. 2, of Unit No 1, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8A, page 113, reference being made thereto for a more particular description of the lot or lots herein conveyed.

TRACT NO 2

Lot No. 31 and 33, Block No. 2, of Unit o 1, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a certified land surveyor and of record of deeds, office of Monroe County, Pennsylvania, in plat book No. 8a, Page 113, reference being made thereto for a more particular description of the lot or lots herein conveyed.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

PARCEL NO. 09/14A/1-2/31 and 09/14A/1-2/29  
PIN 09731502859476 and 09731502950514

Title to said premises is vested in Michael Covolus by deed from DAVID A. HUMMEL AND BARBARA ANN HUMMEL, HUSBAND AND WIFE, dated March 10, 2003 and recorded March 18, 2003 in Deed Book 2147, Page 7389.

Being Known As: 194 Monroe Lake Shores, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

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

**MICHAEL COVOLUS**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG, Esquire  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3579 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Chestnut Hill**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 6005, in Section UU-2, as shown and designated on plan of Indian Mountain Lakes, Section UU-2, made by Leo Achterman, Jr., Civil engineer and Surveyor, dated March 18, 1986, and recorded at the Monroe County Recorder's Office on October 3, 1986, in Map Book 58, Page 249.

UNDER AND SUBJECT to all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as set forth in all deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Steven C. Ryder, by Deed from John E. Ostoich and Annette Ostoich, h/w, dated 07/30/2003, recorded 03/12/2004 in Book 2184, page 2130.

TAX CODE: 02/17B/2/17  
TAX PIN: 02632002688641

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN C. RYDER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### PUBLIC NOTICE SHERIFF'S SALE

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3617 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Price**, County of Monroe and Commonwealth of Pennsylvania, being Lot 8, Section H, Pocono Highlands Lake Estates, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 145.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PARCEL NO. 14/6A/1/103  
PIN 14730402651898

Title to said premises is vested in Paul D. Krajewski and Joanna Abrigo by deed from Theodore C. Cause, single, dated January 9, 2008 and recorded January 14, 2008 in Deed Book 2325, Page 1293.

Being Known As: 8 Footprint Road, East Stroudsburg, Price, Monroe County, PA 18301

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL KRAJEWSKI

A/K/A PAUL D. KRAJEWSKI  
JOANNA ABRIGO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE MCCABE,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3694 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

## MONROE LEGAL REPORTER

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN lots, parcels or pieces of ground situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel 1: BEGINNING at a point on the northwesterly line of Chestnut Ridge, a common corner of Lot 51 and Lot 52 as shown on a plan titled "Revision of a Portion of Cobble Creek Estates, Pocono Township, Monroe County, Pa." dated October 2, 1972, prepared by Edward C. Hess Associates, Inc., and recorded October 18, 1972 in Plot Book 17, Page 125; thence along the northwesterly line of Chestnut Ridge South forty-eight degrees twenty minutes no seconds West one hundred fifty and no one-hundredths feet to a point; thence, by Lot 50 North forty-one degrees forty minutes no seconds West two hundred and no one-hundredths feet to a point; thence by Lot 58 North forty-eight degrees twenty-minutes no seconds East one hundred fifty and no one hundredths feet to a point, thence by Lot 52 South forty-one degrees forty minutes no seconds East two hundred and no one-hundredths feet to the place of BEGINNING.

Containing 30,000 square feet more or less. Being Lot No. 51.

UNDER AND SUBJECT to all restrictions, covenants, conditions and reservations as set forth in the chain of title.

Parcel 2: ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot 58-A, as shown on a plan entitled "Re-Subdivision of Lot 58, Cobble Creek Estates" dated March 5, 1979 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book volume 39, page 109.

PARCEL NO. 12/11B/1/60  
PIN 12636301355288

Title to said premises is vested in James C. Thorpe by deed from James C. Thorpe and Claudia M. Thorpe, husband and wife, dated July 1, 2010 and recorded September 21, 2010 in Deed Book 2376, Page 1216.

Being Known As: 4 Chestnut Ridge, Tannersville, Pocono, Monroe County, PA 18372

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES C. THORPE**

**CLAUDIA M. THORPE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3808 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5443, Section CIIIA, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 17, Page 77, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

UNDER AND SUBJECT to conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Joseph s. Sparano and Deborah M. Sparano, his wife, by Deed from Dennis M. Dougherty, a/k/a Dennis Dougherty, a single man, dated 02/26/1984, recorded 11/21/1984 in Book 1420, page 37.

TAX CODE: 19/31/1/102

TAX PIN: 19634401478749

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

**A/K/A DEBORAH M. SPARANO**

**JOSEPH SPARANO**

**A/K/A JOSEPH S. SPARANO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3932 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

## MONROE LEGAL REPORTER

CHECK OR CASH  
ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7040, Section D2, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pa., in Plot Book Volume 19, page 115, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. TITLE TO SAID PREMISES VESTED IN Aneesah Beyah from William H. Allen and Ardelia L. Allen, by Warranty Deed, dated 05/28/2004 and recorded 06/07/2004 in Vol. 2192 Page 4607.

TAX CODE: 20/1C/1/183

TAX PIN: 20633302991205

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANEESAH BEYAH

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3988 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN land located in **Eldred Township**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in lands of Floyd Anglemyer, said iron pipe is Northeast corner of Eugene Hardy land; thence along the same (N 80°35' W) North eighty degrees and thirty-five minutes West 279.65 feet to an iron pipe in line of land of Elias Frantz; thence by Elia Frantz (N 24°35' W) North twenty-four degrees and thirty-five minutes West 251.22 feet to an iron pipe, thence by lands of Floyd Anglemyer (N 67°02' E) North sixty-seven degrees and two minutes East 234.30 feet to an iron pipe; thence still by the same lands (S 24°15' E) South

twenty-four degrees and fifteen minutes East 401.00 feet to the place of BEGINNING.

CONTAINING 1.7468 acres.

ALSO KNOWN AS RD1, Box 1489, Meixell Valley Road, Saylorsburg, Eldred Township, Monroe County, Pennsylvania, as described as Pin/Control: 06/6246/00/57/0084 Parcel Tax ID 6/4/1/13-10

AND BEING SAME PREMISES which Todd M. Flyte, by the Deed dated November 17, 2006, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book Volume 2288, Page 6392, granted and conveyed unto Lawrence W. Higgins, Grantor herein.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAWRENCE W. HIGGINS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3997 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

BEGINNING at a point in the middle of a thirty-three feet wide right-of-way known as Lakeside Lane, said point also being the northwesterly corner of Lot No. M-60; thence along the middle of Lakeside Lane, North thirty-nine degrees twenty-four minutes West one hundred feet to a point; thence South thirty-nine degrees twenty-four minutes East one hundred feet to a point; thence South forty-four degrees West one hundred ninety and eight-tenths feet to the place of BEGINNING.

CONTAINING forty-three hundredths of an acre, more or less. BEING Lot No. M-59.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING the same premises which Wade H. Beicht and Kristen Defalco, n/b/m Kristen Beicht, by Deed dated August 7, 2006 and recorded in the Office of

## MONROE LEGAL REPORTER

the Recorder of Deeds of Monroe County on October 26, 2006, in Deed Book 2285, Page 5563, granted and conveyed unto Wade H. Beicht and Kristen M. Beicht.

TAX CODE: 9/10A/1/91  
PIN # 09732403214468

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WADE H. BEICHT KRISTEN M. BEICHT

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4036 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 65, Section 5, Lake of the Pines, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Page 75.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Joseph C. DeJesus and Maria Teresa Laguardia-DeJesus, h/w, by Deed from Charles P. Alles and Jayne I. Alles, h/w, dated 07/19/2007, recorded 08/01/2007 in Book 2312, Page 4014.

TAX CODE: 09/4A/2/11  
TAX PIN: 09734403442096

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH C. DEJESUS MARIA TERESA LAGUARDIA-DEJESUS

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4086 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, tract, piece or parcel of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, and being more particularly described as follows:

Being all of Lot No. 23, Section II, on Final Plan Ledgewood North, Section II, prepared by Frank J. Smith, Jr., R.S., dated October 9, 1986 and revised December 18, 1986 and March 19, 1987 and recorded in the Office of the Recording of Deeds &c., at Stroudsburg, Pennsylvania in and for the County of Monroe, on May 29, 1987 in Plot Book Volume 59, Page 151.

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

Being Known As: 23 Travis Drive, East Stroudsburg, PA 18302.

TAX CODE: 9/18/4/23  
PIN NO.: 09730402992534

TITLE TO SAID PREMISES IS VESTED IN Nofrio J. Fornaro, Jr. and Tammie J. Fornaro, h/w by deed from Keystone Development Co., Inc. dated 03/22/1997 recorded 04/18/1997 in Deed Book 2035 Page 1836.

Having been erected thereon a single family dwelling.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TAMMIE J. FORNARO NOFRIO J. FORNARO, JR.

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

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

## MONROE LEGAL REPORTER

unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4138 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, known as Lot #401, located on Analomink Point as shown on final plans Phase 9, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73, page 227.

TITLE TO SAID PREMISES VESTED IN Kenneth H. Ziem, an individual, by Deed from Donald E. Hughes and Cindy Hughes, dated 01/31/2006, recorded 02/03/2006 in Book 2256, Page 8217.

TAX CODE: 17/96079  
TAX PIN: 17730201286228

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KENNETH H. ZIEM

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 423 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 162, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 32, Page 127.

TITLE TO SAID PREMISES VESTED IN Arcadio Otanez and Maria De Los Santos, by Deed from Jennifer Ann Valanzola, dated 07/31/2006, recorded 08/24/2006 in Book 2278, Page 6490.

TAX CODE: 17/15E/1/162  
TAX PIN: 17638202855668

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA DE LOS SANTOS ARCADIO OTANEZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4257 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the easterly line of Saw Mill Road, said iron being the southwesterly corner of Lot No. 1010 as shown on map entitled 'Section F, Wagner Forest Park, March 1977,' recorded in the Office for the recording of Deeds, etc., at Stroudsburg, Pennsylvania in Map Book Volume 31, Page 117:

THENCE along Lot No. 1010 (a radial line to the hereinafter described described curve), S 76 degrees 08 minutes 40 seconds E, 489.83 feet to an iron in line of Lot 1020, Section H, Wagner's Forest Park;

THENCE along Lot 1029 and along Lot 1019, Section H, S 13 degrees 55 minutes 33 seconds W, 174.26 feet to an iron, the northeasterly corner of Lot No. 1012, as shown on said map;

THENCE along Lot No. 1012 (a radial line to the



## MONROE LEGAL REPORTER

hereinafter described curve), N 79 degrees 10 minutes 50 seconds W, 485.00 feet to an iron on the easterly line of Saw Mill Road;  
THENCE along the easterly line of Saw Mill Road in a northerly direction on a curve to the right having a radius of 3775.00 feet and an arc length of 200.04 feet to the place of BEGINNING.

CONTAINING 2.097 acres, more or less, and BEING Lot No. 1011 as shown on said map.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES VESTED IN Brad L. Chasse and Susan Chasse, his wife, by Deed from Harry D. Atkins and Kathleen M. Atkins, his wife, dated 06/02/2005, recorded 06/06/2005 in Book 2227, Page 7688.

TAX CODE: 19/12D/1/120

TAX PIN: 19630504809185

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

**BRAD L. CHASSE**

**SUSAN CHASSE**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

MELISSA J. CANTWELL, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4325 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Borough of Delaware Water Gap**, County of Monroe and State of Pennsylvania, more particularly described as follows:

BEGINNING at an iron on the easterly line of Kimberly Road, said iron being the southwestly corner of Lot 4 as shown on map entitled, "Resubdivision of Lots 3, 4, 5 & 6, Delaware Valley Estates, Map Book 51, Page 8, Lands of Yoshio Inomata, Et Ux", dated 28 July 1993 and revised 20 September 1993; thence along Lot 4, South 88 degrees 03 minutes 15 seconds East 119.82 feet to an iron in line of Lot 2, Delaware Valley Estates as shown on said map; thence along Lot 2, South 01 degree 56 minutes 45 seconds West 27.98 feet to an iron; thence along the same South 20 degrees 54 minutes 40 seconds East 79.82 feet to an iron on the northerly line of Shepard Avenue; thence along the northerly line of Shepard Avenue, South 69 degrees 05 minutes 20 seconds West 163.67 feet to an iron on the easterly line of Kimberly Road; thence along the easterly line of Kimberly Road, North 01 degree 56 minutes 45 seconds East (passing a concrete monument at 41.69 feet) 165.11 feet to the place of BEGINNING. CONTAINING 18,100 square feet,

more or less.

BEING Lot 3 as shown on said Subdivision Plan, signed by the Borough Council of Delaware Water Gap, as required under the Subdivision Ordinance, and recorded in the Recorder's Office for Monroe County in Plat Book Volume 65, Page 188.

TOGETHER WITH the right to use Dent Street as set forth on the aforesaid Subdivision Plan as a means of ingress and egress to the above-described premises. UNDER AND SUBJECT to the covenants, conditions and restrictions as of record.

PARCEL NO. 04/112753

PIN 04731012862795

Title to said premises is vested in John Julian by deed from John Julian and Linda Julian dated January 14, 2001 and recorded March 28, 2001 in Deed Book 2093, Page 5021.

Being Known As: 60 Kimberly Road, Delaware Water Gap, Delaware Water Gap, Monroe County, PA 18327

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4337 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THOSE THREE CERTAIN lots or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a pipe on the northerly side of Mountaintop Road, a corner of Lot No. 19 and Lot No. 20, as shown on "Map of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.", dated Jan. 23, 1961; thence along the northerly side of Mountaintop Road South sixty-nine degrees thirty-four minutes West one hundred feet to a point; thence by Lot No. 21 North twenty degrees twenty-six minutes West one hundred eight feet to a point; thence by lands of Pisagu, Inc., North sixty-nine degrees thirty-four minutes East one

## MONROE LEGAL REPORTER

hundred feet to a point; thence by Lot No. 19 South twenty degrees twenty-six minutes East one hundred eighty feet to the place of BEGINNING. BEING Lot No. 20 of said map of lots surveyed for Clinton R. Alden.

Tract #2: BEGINNING at a point on the northerly side of Mountaintop Road, a corner of Lot No. 20 and Lot No. 21; as shown on 'Map of lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa.,' dated Jan. 23, 1961; thence along the northerly side of Mountaintop Road South sixty-nine degrees thirty-four minutes West two hundred twenty-three and five-tenths feet to a pipe; thence by Lot No. 23 North twelve degrees fifty-six minutes West one hundred eighty-one and fifty-five one-hundredths feet to a stone corner; thence by land of Pisagu, Inc. North sixty-nine degrees thirty-four minutes East two hundred feet to a point; thence by Lot No. 20 South twenty degrees twenty-six minutes East one hundred eighty feet to the place of BEGINNING. BEING Lots Nos. 21 and 22 of said map of lots surveyed for Clinton R. Alden.

TITLE TO SAID PREMISES VESTED IN William J. Meade and Olga Meade, his wife, by Deed from William E. Dougherty and Irma T. Dougherty, his wife, dated 11/29/1976, recorded 11/29/1976 in Book 754, page 245.

By virtue of the death of Olga Meade on 2/1/88, William J. Meade became the sole owner of the premises as surviving tenant by the entireties.

William J. Meade died on 08/03/09 and upon information and belief, his surviving heir(s) are Pamela Meade, Charlene Leiser, and William J. Meade, Jr. By executed waiver(s), William J. Meade, Jr, Charlene Leiser, and Pamela Meade waived their rights to said property.

TAX CODE: 09/4A/1/12

TAX PIN: 09734503122560

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. MEADE, DECEASED**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4395 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN piece of land located in the Township of Middle Smithfield County of Monroe State of Pennsylvania being shown and designated as Lot 4 on a certain map entitled "Sierra Trails" dated March 1975 and revised April, May, and June 1975 as prepared by Lawrence R Bailey Registered Surveyor and recorded in the Monroe County Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 27 Page 97.

BEING THE SAME PREMISES which Oscar V. Velasquez, by deed dated 03/30/2007 and recorded 04/05/2007 in Book 2301 Page 4444 conveyed to Oscar V. Velasquez and Ana Elizabeth Guardado, husband and wife.

Pin #: 09-7305-04-73-3184

Tax Code #: 9/18B/1/7

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANA ELIZABETH GUARDADO OSCAR V. VELASQUEZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE FILIPPETTO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 442 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THE FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe, Pennsylvania, marked and designated as Lot No. 4, Countryside, as shown on map of lands of Truco, Inc., and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book 26, Page 43.

UNDER AND SUBJECT, nevertheless, to the covenants and conditions set forth at the hereinabove referred to deed of conveyance.  
UNDER AND SUBJECT, nevertheless, to the condi-

## MONROE LEGAL REPORTER

tions and restrictions set forth in the deed of Asher B. Switzgabel et al dated May 17, 1974, recorded in Deed Book Volume 556, Page 141.

UNDER AND SUBJECT, nevertheless, to all those restrictive covenants as set forth on the margin of the hereinabove referred to plan of lots.

UNDER AND SUBJECT, nevertheless, to that grant of easement to Pennsylvania Power and Light Company and the Commonwealth Telephone Company dated August 28, 1975, and recorded in Deed Book Volume 653, Page 113.

TITLE TO SAID PREMISES VESTED IN Dennis Belk and Maria Coqueran-Belk, h/w, by Deed from Patrick C. Miller and Sandra K. Miller, h/w, dated 01/31/1992, recorded 02/03/1992 in Book 1813, page 396.

TAX CODE: 02/9A/1/49

TAX PIN: 02624802662862

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DENNIS BELK MARIA COQUERAN-BELK

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4442 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the east side of a private road which bears South thirteen degrees thirty minutes West one hundred sixty-four feet from the iron which marks the southwesterly corner of the Eggert lot; thence along other land of the grantor and of which was formerly a part South seventy-six degrees thirty minutes East two hundred eighteen feet to an iron; thence by the same South thirteen degrees thirty minutes West one hundred feet to an iron, a corner also of a lot intended to be conveyed to Frank Helstrom and wife; thence along line of said last mentioned lot North seventy-six degrees thirty minutes West two hundred eighteen feet to an iron on the

easterly side of the main private road first mentioned; thence along this last road North thirteen degrees thirty minutes East one hundred feet to the place of BEGINNING.

TAX NO. 20/5/1/21-6

PIN #: 20-6333-02-75-3943

BEING the same premises conveyed to Thomas J. Collier and Margaret E. Collier, his wife, by deed from Mary Helene Thompson, now by marriage, Mary Thompson Chmielewski, dated November 8, 1985 and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book Volume 1467 page 1625.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions, and agreements contained in the chain of title.

BEING THE SAME PREMISES which Thomas J. Collier and Margaret E. Collier, his wife, by Deed dated October 5, 2001, recorded in Monroe County Deed Book 2106 Page 1993, granted and conveyed unto David J. Greenhagen.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID GREENHAGEN

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4455 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEING Lot No. 1 as shown on a plan titled 'Final Plan Minor Subdivision of Lands of Marlene F. Boeman' dated September 10, 1990 and Recorded in Plot Book Volume 62, Page 488 and in Plot Book 63, Page 232.

TITLE TO SAID PREMISES VESTED IN Scott Walter, married individual, by Deed from Marlene F. Boeman, single, dated 09/26/2003, recorded 10/01/2003 in Book 2169, Page 2584.

TAX CODE: 13/4/1/22-1

## MONROE LEGAL REPORTER

TAX PIN: 13623700967958

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SCOTT WALTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4529 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or tract of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania being Lot 2602, Section B IV, Clover Road, as shown in a Subdivision map of Emerald Lakes, which is recorded in Monroe County Recorder's Office in Stroudsburg, PA 18360, and which subdivision map is hereby incorporated by reference and volume as part of this deed.

UNDER AND SUBJECT TO covenants, conditions, and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Patsy Prinzo, an unmarried man, by Deed from Nationwide Realty Group, Inc., a Pennsylvania Corporation, dated 08/29/2005, recorded 09/21/2005 in Book 2240, page 7067.

TAX CODE: 20/1B/1/19

TAX PIN: 20634301399507

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATSY PRINZO

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JEROME BLANK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4557 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

All That Certain Lot Or Piece of Ground Situate in Polk Township, Monroe County, Pennsylvania and described as follows:

Beginning at an iron pin on the Southerly line of Turkey Ridge Drive, a common corner of Lot No. 10 and Lot No. 11 as shown on a plan titled "Final Plan, Egergreen Lake, Section 5, Clark H. George Owner and Developer," dated May 15, 1978 and recorded June 7, 1978 in Plot Book Volume 36 Page 71; thence by said Lot No. ii, South is degrees li minutes 05 seconds West, 200.00 feet to an iron pin on the northerly line of Lot No. 16; thence along said northerly line of Lot No. 16, North 74 degrees 48 minutes 55 seconds West, 186.76 feet to an iron pin in line of lands of Stanley Galasieski; thence by said lands of Stanley Galasieski, north 12 degrees 02 minutes 59 seconds West, 28 1.09 feet to an iron pin on the Southeasterly line of Lot No. 30, Evergreen Lake, Section 4; thence by said Lot No. 30, North 63 degrees 19 minutes 35 seconds East, 37.36 feet to an iron pin on the Southwesterly line of Turkey Ridge Drive on a curve to the left having a radius of 225.00 feet for an arc length of 189.05 feet (chord bearing and distance being south 50 degrees 44 minutes 40 seconds east, 183.54 feet) to an iron pin, a point of tangency; thence along the southerly line of Turkey Ridge Drive, south 74 degrees 48 minutes 55 seconds East, 120.00 feet to the place of beginning. Being Lot No. 10 as shown on the above described plan.

BEING THE SAME PREMISES which Falcon Crest Homes, Inc., a Pennsylvania corporation, by deed dated 09/14/2001 and recorded 09/18/2001 in Book 2104 Page 6848 conveyed to Carol Beringer.

Pin #: 13622802661996

Tax Code #: 13/7B/1/14

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CAROL BERINGER

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

## MONROE LEGAL REPORTER

Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4593 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in the middle of the public road leading from Brodheadsville to Sugar Hollow, said pin being 56.9 feet northeast of the northeast corner of a new concrete block foundation for a proposed dwelling, thence along land about to be conveyed by Grantor hereof to Allen W. and Mazie J. Hoffner, N. 86 degrees 25 minutes W. 118.1 feet to an iron pin, which pin is 12.6 feet north of a 10 inch apple tree; thence still by the same N. 25 degrees 35 minutes W. 53.3 feet to an iron pin, which pin is 36.45 feet from the southwest corner of the porch of a 2-1/2 story frame dwelling, on a bearing of S. 66 degrees 33 minutes W. from said porch corner; thence along land of Robert DeHaven S. 66 degrees 33 minutes W. 41.8 feet to a stake in the run; thence down said run along other land of Grantor hereof S. 38 degrees E. 83.9 feet to a stake in said run; thence still by the same N. 71 degrees 30 minutes E. 32.0 feet to a stake; thence still by the same S. 40 degrees 30 minutes E. 120.0 feet to a stake; thence still along land of Samuel E. Kresge and wife, Grantor hereof, and running parallel to the above mentioned concrete block foundation and distant 24 feet there from N. 57 degrees 58 minutes E. 102.0 feet (incorrectly referenced in prior deeds as S. 57 degrees 58 minutes W. 102.0 feet) to a point in the middle of the above mentioned public road; thence along the middle of said public road N. 26 degrees 30 minutes W. 55.5 feet to the place of Beginning. CONTAINING 0.272 acre, more or less.

TITLE TO SAID PREMISES VESTED IN Barry L. Hoagland and Mabel L. Hoagland, h/w, by Deed from Keystone Savings Association, s/b/m, with Palmerton Savings and Loan Association, dated 02/22/1978, recorded 02/22/1978 in Book 848, Page 338.

By virtue of Barry L. Hoagland's death on or about 02/14/2004, his ownership interest was automatically vested in the surviving tenant by the entirety, Mabel L. Hoagland.

TAX CODE: 02/8/1/26

TAX PIN: 02624900859156

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MABEL L. HOAGLAND

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4611 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 601, Section 1 of Pocono Farms East as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16 Page 49.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County.

Being Known As: 601 Gordon Lane, Tobyhanna, PA 18466

TAX CODE: 03/4B/1/132

PIN NO.: 03636703014105

TITLE TO SAID PREMISES IS VESTED IN Aracelis Carolina Jimenez Liranzo, a married woman by deed from Beverly Sharon Bygrave, single dated 07/15/2005 recorded 08/03/2005 in Deed Book 2234 Page 8661.

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

#### ARACELIS CAROLINA JIMENEZ LIRANZO

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

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

## MONROE LEGAL REPORTER

unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH L. WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4639 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 16, Section One, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania in Plot Book Volume 29, Page 57. Under and subject to the covenants, conditions and restrictions as stated in Deed Book Volume 764, Page 103.

TITLE TO SAID PREMISES VESTED IN Russell J. Holt and Gisele Holt, his wife and Julius P. Holt, their son, as joint tenants with the right of survivorship, by Deed from Russell J. Holt and Gisele Holt, his wife, dated 01/17/2006, recorded 01/27/2006 in Book 2256, Page 591.

TAX CODE: 02/14B/1/195  
TAX PIN: 02633103407011

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RUSSELL J. HOLT**

**GISELE HOLT  
JULIUS P. HOLT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4771 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 683 Section No. K extension as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, pages 51, 53 and 55.

TOGETHER with the right to the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the Grantor as the Grantor may designate from time to time, for the purpose of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the Grantor, an easement for the Grantor, to construction, repair, replace, operate and maintain gas, sewer and other utility lines. The Grantor does not hereby dedicate said private roads to public use.

UNDER AND SUBJECT to all rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in Deed Book 1529, page 1771.

TITLE TO SAID PREMISES VESTED IN Holly A. Perez, an individual, by Deed from Harold Burke, individually and Sheila Konfino, by her attorney-in-fact Harold Burke, dated 07/30/2009, recorded 08/04/1999 in Book 2067, Page 3847.

TAX CODE: 03/9F/1/284

TAX PIN: 03636913036451

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
HOLLY A. PEREZ**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4841 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lots situate in the Township of Coolbaugh, County of Monroe and State of

## MONROE LEGAL REPORTER

Pennsylvania, marked and designated as Lot No. 5518, Section V, as shown on Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Leo Achterman Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 23.

UNDER AND SUBJECT TO covenants, conditions, and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Yokasta Hiraldo-Rosario and Larry S. Rosario, by Deed from Nationwide Realty Group, Inc., a Pennsylvania corporation, dated 08/27/2005, recorded 09/09/2005 in Book 2239, Page 3022.

TAX CODE: 03/93828

TAX PIN: 03636601296194

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: YOKASTA HIRALDO-ROSARIO LARRY S. ROSARIO A/K/A**

**LARRY ROSARIO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 488 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot parcel or piece of land situate in the **Townships of Price and Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, marked and designated at Lot No. 44 and Lot No. 45, Section 'C' as shown on 'Plotting of lots of Pocono Wild Haven Estates, Inc.', Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Ness, P.E.', as recorded in Monroe County, Pennsylvania in Plot Book 11 page 41.

TITLE TO SAID PREMISES VESTED IN Christopher P. Fiore, by Deed from June M. Stapert, by her Attorney-in-fact, Diane G. Desena, dated 10/30/2006, recorded 10/31/2006, in Deed Book 2286, page 1220.

Parcel No. 1:  
TAX CODE: 09/18A/1/57

TAX PIN: 09730504818812

Parcel No. 2:

TAX CODE: 09/18A/1/58

TAX PIN: 09730504817763

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER P. FIORE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4939 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, known as Lot 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.

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

Being Known As: Lot 10 Section 4 Pine Hill Park  
Mount Pocono, PA 18344  
TAX CODE: 10/2A/1/43  
PIN NO.:10635620929215

TITLE TO SAID PREMISES IS VESTED IN Karen B. Gordon by Deed from Karen Gordon aka Karen B. Gordon, unmarried dated 03/05/2004 recorded 03/12/2004 in Deed Book 2184 Page 2451.

Having been erected thereon a single family dwelling.

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

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4950 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Barrett**, County of Monroe, and Commonwealth of Pennsylvania, designated as Unit 756 as shown on a map titled "Revised Site Plan, Buck Hill Falls, Phase I, Section 2, Barrett Township, Monroe County, PA", Sheet 1B, dated April 15, 1987, prepared by R.K.R. Hess Associates, Inc., Stroudsburg, PA., and recorded May 14, 1987 in Map Book 59, Page 131; the northwesterly corner of said lot being South 00 degrees 18 minutes 10 seconds East 410.26 feet from Base Line point "G" (as shown on said plan), said corner also being North 81 degrees 00 minutes 16 seconds West 87.91 feet from Base Line Point "D" (as shown on said plan); the southerly corner of said lot being South 02 degrees 20 minutes 26 seconds East 449.50 feet from Base Line Point "C"; said corner also being South 70 degrees 25 minutes 20 seconds West 74.98 feet from the Base Line Point "D" said lot having dimensions as shown on plan shown in Record Book Volume 1597, Page 1759 titled "Unit 756, Buck Hill Falls, Phase I, Section 2".

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

TAX CODE #1/30A/2/23-56  
PIN #01638801056977U756

BEING the same premises which Lois H. Grunder, Trustee of the Lois H. Grunder Revocable Trust, by Deed dated September 23, 2005 and recorded in the Office of the Recorder of Deeds of Monroe County on September 28, 2005 in Deed Book Volume 2241, Page 6739, granted and conveyed unto Suzanne Buck

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUZANNE BUCK

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

Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4979 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being designated Lot 62, Phase 1 B, on a certain map, entitled "Paradise Alpine Village - Final Major Subdivision Plan Phase 1B - Designer Homes, Inc., Route 447, Analomink, PA 18320", prepared by Elam Associates dated March 1996, last revised 5/13/96, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plan Book, 68, page 130.

UNDER AND SUBJECT TO The Declaration of Protective Covenants and Restrictions, dated October 14, 1998 and recorded on October 15, 1998 in Monroe County Record Book 2054, at page 7660 &c.

BEING the same premises conveyed to Juan A. Alers from Designer Homes, Inc., a Pennsylvania Corporation by Special Warranty Deed dated 5/22/2001 and recorded 6/11/2001 at Book 2098, Page 104, in Monroe County Pennsylvania.

Tax Code: 11/90068

Pin No.: 11-6385-04-94-5747

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JUAN A. ALERS AND DEBBIE ALERS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEPHEN M. HLADIK,



# MONROE LEGAL REPORTER

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

ESQUIRE

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5115 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Townships of Price and Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Marked and designated as Lot Number 4, Section C as shown on 'Plotting of Lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E., as recorded in Monroe County, Pennsylvania, in Plot Book 9, page 39.

TITLE TO SAID PREMISES VESTED IN Paola A. Castro and Franklin Antonio Baez, by Deed from Paola A. Castro, dated 06/27/2008, recorded 07/24/2008 in Book 2339, Page 3015.

TAX CODE: 14/6A/1/47

TAX PIN: 14730404745718

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANKLIN ANTONIO BAEZ PAOLA A. CASTRO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5294 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 282, Section No. L, as shown on map of A Pocono Country Place, as filed in the Recorder's Office in Stroudsburg, Pennsylvania, in Plot Book No. 24, Page 7, 9 & 11.

UNDER AND SUBJECT to the covenants, restrictions, conditions of record.

PARCEL NO. 03/9D/1/18

PIN NO. 03635916728922

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Gausney by deed from Christoforo Sanita and Anna K. Sanita, his wife, dated July 12, 2002 and recorded July 17, 2002 in Deed Book 2126, Page 7550.

Being Known As: L 282 Winding Way, Tobyhanna, Coolbaugh, Monroe County, PA 18466

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHARON L. GAUSNEY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH I. FOLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5305 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or parcel of land together with improvements located thereon, situate in the Township of Ross, County of Monroe, Commonwealth of Pennsylvania, known as Lot 2 on the Subdivision Plan entitled B Land Co., LLC dated June 6, 2003, last revised June 20, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Monroe County at Map Book 75, page 216, being further bounded and described as follows, to

## MONROE LEGAL REPORTER

wit:

BEGINNING at an iron pin located along Lot 1 of the same subdivision, said pin also located along the right-of-way of Bonser Road (T-385) and the lands herein described, thence;

1) S 34 degrees 14 minutes 41 seconds E, 64.09 feet along the right-of-way of Bonser Road (T-385), to an iron pin, thence;

2) S 33 degrees 35 minutes 17 seconds E, 68.40 feet along the same, to an iron pin, thence;

3) S 31 degrees 46 minutes 31 seconds E, 39.23 feet along the same, to an iron pin, thence;

4) S 58 degrees 13 minutes 29 seconds W, 698.31 feet along Lot 3 of the same subdivision, to an iron pin, thence;

5) S 58 degrees 13 minutes 29 seconds W, 24.06 feet in and along the existing right-of-way of Old Route 115 (S.R. 3017), to an iron pin, thence;

6) N 32 degrees 33 minutes 12 seconds W, 140.62 feet in and along the same, to an iron pin, thence;

7) N 55 degrees 45 minutes 19 seconds E, 25.42 feet in and along the same, to an iron pin, thence;

8) N 55 degrees 45 minutes 19 seconds E, 694.60 feet along Lot 1 of the same subdivision, to the aforementioned point and place of beginning;

CONTAINING: 112,710.94 sq. ft. 2.5875 ac.

TOGETHER with and subject to easements, restrictions, and covenants of record.

TITLE TO SAID PREMISES VESTED IN Robert G. Brown, Jr. and Christine Brown, h/w, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 04/19/2005, recorded 04/21/2005 in Book 2222, Page 7334.

TAX CODE: 15/93716

TAX PIN: 15626800319167

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

**ROBERT G. BROWN JR**

**A/K/A ROBERT BROWN**

**CHRISTINE BROWN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5370 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S**

**COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

ALL THAT CERTAIN lot, piece or parcel of land situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 1308, Section F-1, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Claus" and recorded in Monroe County, Pennsylvania, in Plot Book No. 13, page 21. Said premises are known as 1308 Delaware Drive, being bordered by Township Road 591 and Delaware Drive.

UNDER AND SUBJECT to the covenants and restrictions as more fully set in Deed Book Volume 388, page 197, and recorded in the aforesaid Recorder's Office.

TITLE TO SAID PREMISES VESTED IN Terrence Crosby from Richard Fromme and Marlene Fromme, by Deed, dated 07/22/2004 and recorded 08/04/2004 in Book 2198 Page 2715.

TAX CODE: 037D/2/38

TAX PIN: 03635701358940

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5411 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT FOLLOWING described lots, or parcels of land situate, lying and being in the township of Middle Smithfield, county of Monroe and state of Pennsylvania, to wit:

PARCEL 1.  
LOT no. 11, in block no. 5 of unit no. 2 as shown on the survey and original plat of Monroe Lake shores, Monroe, County, Pennsylvania made by a certified land surveyor and of record in the recorder of deeds office of Monroe county, Pennsylvania in plat book no. 8, page 94, reference being made thereto for a more particular description of the lot or lots herein

## MONROE LEGAL REPORTER

described.  
PARCEL 2.  
LOTS no. 13, 15 and 16, in block no. 5 of unit no. 2 as shown on the survey and original plat of Monroe Lake shores, Monroe county, Pennsylvania made by a certified land surveyor and of record in the recorder of deeds office of Monroe county, Pennsylvania in plat book no. 8, page 94 nad plat book no. 8, page 113, reference being made thereto for a more particular description of the lot or lots herein described.  
TITLE TO SAID PREMISES VESTED IN Alfred L. Perotti and Janet M. Perotti, h/w, by Deed from Daniel Oleszek and Joanne Deems, dated 06/29/2007, recorded 07/20/2007 in Book 2311, Page 3515.  
PARCEL #1  
TAX CODE: 09/14A/2-5/11  
TAX PIN: 09731502865256  
PARCEL #2  
TAX CODE: 09/14A/2-5/13  
TAX PIN: 09731502866210

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

**ALFRED L. PEROTTI  
JANET M. PEROTTI**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW L. SPIVACK, Esquire  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5452 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, being Lot No. 704, Candlewood Estates, recorded in Plot Book volume 21, page 15, bounded and described as follows, to wit:

BEGINNING at an iron in the northerly right-of-way of Timberline Drive being a corner of Lot No. 703, Candlewood Estates, thence along Lot No. 703, North 25 degrees 44 minutes 40 seconds West (Magnetic Meridian 1966) for 270.00 feet to an iron a corner of lands now or formerly of Mobile Developers, Inc., thence along lands now or formerly of Mobil Developers, Inc., North 62 degrees 02 minutes 09 seconds East for 149.78 feet to an iron corner of Lot No. 705, Candlewood Estates, thence along Lot No. 705, Candlewood Estates, South 34 degrees 29 minutes 10 seconds East 257.98 feet to an iron in the northerly right of way of Timberline Drive, thence in the northerly right-of-way of Timberline Drive the following two courses and distances:

- (1) South 55 degrees 30 minutes 50 seconds West for 83.40 feet to an iron;
- (2) on a curve to the right having a radius of 700.00

feet and an arc length of 106.80 feet to the place of BEGINNING.

CONTAINING 1.037 acres, more or less.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Candlewood Estates, dated July 11, 1997 and recorded in Monroe County Record Book 2038, page 0709.

UNDER AND SUBJECT to the existing Transcontinental Gas Pipe Line Company right-of-way as of record.

UNDER AND SUBJECT to restrictions, conditions, etc., as contained in deed recorded in Monroe County Record Book 422, page 805.

EXCEPTING AND RESERVING unto Mobile Developing Co., and Donald G. Kishbaugh, their successors, heirs and assigns, a twenty foot strip of land immediately adjacent to the streets and herein conveyed lot is adjacent to, for the purpose of road maintenance and future road construction

UNDER AND SUBJECT to the covenants, conditions, and restrictions as set forth in the chain of title as record.

TITLE TO SAID PREMISES VESTED IN Robert Gaskin and Angela Gaskin, h/w, by Deed from Stephen Herrera and Elaina Williams Herrera, h/w, dated 05/09/2001, recorded 06/06/2001 in Book 2097, Page 7686.

TAX CODE: 20/8A/2/18

TAX PIN: 20632102877182

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

**ROBERT GASKIN  
ANGELA GASKIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 548 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

## MONROE LEGAL REPORTER

BEGINNING at an iron on the Westerly line of Diane Lane, said iron being the Northeasterly corner of lot no. 211 as shown on map entitled 'final, section B, Wildwood Manor Estates', dated 14 July 1983' thence along lot no. 211, N. 77 degrees 44 minutes 10 seconds W. 295.16 feet to an iron in line of lot no. 208, section 1, Wildwood Manor Estates; thence along lot no. 209, section A, N. 27 degrees 52 minutes 30 seconds E. 137.92 feet to an iron on the southerly line of Manor Lane; thence along the Southerly line of Manor Lane, S. 62 degrees 07 minutes 30 seconds E. 59.72 feet to an iron, a point of curvature; thence along the same on a curve to the left having radius of 350 feet an arc length of 95.36 feet to an iron, a point of tangency; thence still along the same, S. 77 degrees 44 minutes 10 seconds E. 60.00 feet to an iron, a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 62.83 feet to an iron, a point of tangency, on the westerly line of Diane Lane, S. 12 degrees 15 minutes 50 seconds W. 120.00 feet to the place of beginning. Containing 1.062 acres, more or less

BEING lot no. 210 as shown on said map.  
UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Anthony J. Fancera, married, by Deed from Raymond Byrne and Linda Byrne, h/w, dated 07/30/2003, recorded 07/31/2003 in Book 2161, Page 9734.

TAX CODE: 01/7B/1/29  
TAX PIN: 01639702990618

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY J. FANCERA  
MORTGAGOR(S) AND RECORD OWNER(S)**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MELISSA J. CANTWELL, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5650 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract piece or lot of land situated in the **Township of Tunkhannock**, County of Monroe, and State of Pennsylvania being Lot No. 34 as shown on a Map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74, Page 37, bounded and described as follows, to-wit:

Beginning at an iron in the Southerly right-of-way of Arthur's Way, being a corner of Lot No. 33, Mountain Terrace Estates at Tunkhannock, thence along Lot No. 33, S 02 degrees 03 minutes 00 second E (MM) for 175.00 feet to an iron, a corner of Lot No. 35, thence along Lot No. 35 the following Two courses

and distances:

(1.) S 87 degrees 30 minutes 00 second W for 228.42 feet to an iron;

(2.) S 81 degrees 27 minutes 28 seconds W for 40.00 feet to an iron in the Easterly right-of-way of Mountain Terrace Drive, thence in the Easterly right-of-way of Mountain Terrace Drive the following Two courses and distances:

(1.) on a curve to the right having a radius of 325.00 feet and an arc length of 34.27 feet to an iron;

(2.) N 02 degrees 30 minutes 00 second W for 100.00 feet to an iron, thence along an easement arc on a curve to the right having a radius of 45.00 feet and an arc length of 70.69 feet to an iron in the Southerly right-of-way of Arthur's Way, thence in the Southerly right-of-way of Arthur's Way N 87 degrees 30 minutes 00 second E for 225.00 feet to the place of beginning.

Containing: 1.0764 Acres more or less.

Under and Subject to Restrictions, covenants and conditions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Joseph F. Longo and Elfriede Longo, his wife, by Deed from West End Developers, LLC., a Pennsylvania Limited Liability Company, dated 07/21/2004, recorded 07/28/2004 in Book 2197, page 4981.

By virtue of the death of Joseph F. Longo on 07/09/2012, sole ownership of property passed to Elfriede Longo as tenants by the entireties.

TAX CODE: 20/96355

TAX PIN: 20632100194214

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5755 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

TRACT NO. 1  
ALL THAT CERTAIN message and lot or piece of ground, situate in the **Township of Pocono**, in the County of Monroe, and State of Pennsylvania, num-

## MONROE LEGAL REPORTER

bered thirty-eight (38) on the third plan of lots surveyed by S.E. Fairchild, Jr., tenth month, 1903, filed for record by the Pocono Manor Association in the office of the Recorder of Deeds for said County of Monroe at Stroudsburg, bounded and described as follows:

Beginning at a stake in the northwesterly side of Summit Avenue as laid out, 50 feet in width at the distance along said avenue of 117 feet northeastward from a plug marking the southwestern end of a curve of 325 feet radius, said stake being also a corner of Lot Numbered 39 on said plan; thence continuing along said side of Summit Avenue by said curve of 325 feet radius 105 feet to a stake, a corner of lane laid 12 feet in width running from Summit Avenue to the Pocono Summit public road; thence North 1 degree 24 minutes West, along the western side of a 12-foot wide lane, 124 feet to another lane laid out 12 feet in width called Oak Lane; thence South 85 degrees West, along the southern side of Oak Lane 149 feet to an angle in said lane, thence South 70 degrees 40 minutes West, continuing along said lane 54 feet to a stake, another corner of Lot Numbered 39 aforesaid; thence South 38 degrees 15 minutes East, by said Lot Numbered 39.181 feet to Summit Avenue, the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows: Beginning at a pipe at the intersection of the northerly side of Summit Avenue with the easterly side of a 12-foot path; thence along the said easterly side of a 12-foot path North 2 degrees 4 minutes 20 seconds West, 122.06 feet to a pipe on the southerly side of Oak Lane; thence along the southerly side of Oak Lane North 85 degrees East 43.87 feet to a pipe; thence by other lands now or late of Katherine G. Carter, widow, of which this lot was formerly a part, South 2 degrees 16 minutes 40 seconds East, 113.06 feet to a point on the aforesaid northerly side of Summit Avenue; thence along the said northerly side of Summit Avenue along a curve to the left having a radius of 236.85 feet for an arc distance of 46.07 feet (the chord being South 73 degrees 40 minutes West, 45.62 feet) to the place of beginning.

Containing 0.12 acres more or less.

TRACT NO. 3

ALL THOSE TWO certain lots or pieces of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

LOT NO. 1: Beginning at a pipe at the intersection of the northerly side of Summit Avenue with the westerly side of a twelve-foot path; thence along the westerly side of said path and along the easterly line of other lands now or late of William A. Brooks and Rita M. Brooks, North 2 degrees 3 minutes 10 seconds West, 124.72 feet to a pipe on the southerly side of Oak Lane; thence along said Oak Lane North 85 degrees East, 12.02 feet to a pipe; thence along the easterly side of said path and by lands intended to be conveyed to William A. Brooks by J. Nelson Carter and wife, South 2 degrees 4 minutes 20 seconds East, 122.06 feet to a pipe on the aforesaid northerly side of Summit Avenue; thence along said Summit Avenue along a curve to the left for a chord bearing and distance of South 72 degrees 42 minutes 40 seconds West, 12.47 feet to the place of beginning.

Containing 0.03 acres more or less.

LOT NO. 2: Beginning at a pipe on the northerly side of Summit Avenue said pipe being the southwesterly corner of other lands of William A. Brooks and wife, thence by said lands North 37 degrees 52 minutes 40 seconds West, 179.61 feet to a point on the southerly side of Oak Lane; thence by other land now or late of Ireland Hotels, Inc., of which this lot was formerly a part South 3 degrees 43 minutes 20 seconds West, 17.66 feet to a pipe; thence by the same and along a fence South 37 degrees 34 minutes East, 166.45 feet to a point in the aforesaid northerly side of Summit Avenue; thence along said Summit Avenue along a curve to the right for a chord bearing and distance of North 51 degrees 56 minutes 30 seconds East, 12.64

feet to the place of beginning.

Containing 0.05 acre.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

Being Known As: 38 Summit Avenue, Pocono Manor, PA 18349

TAX CODE: 12/14/1/32 AND 12/14/1/33-1

PIN NO.: 12635402790101 and 12635402791106

TITLE TO SAID PREMISES IS VESTED IN Reginald Brown, a married man by deed from Reginald Brown, a married man dated 08/27/07 recorded 09/20/07 in Deed Book 2316 page 7409.

Having been erected thereon a single family dwelling.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5806 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land known as Lot No. 4028, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp, dated May 26, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973, approved by the Supervisors of the Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office of Recording of Plats in Monroe County on October 3, 1973 in Plat Book Volume 20, Page 109.

UNDER AND SUBJECT to the covenants, conditions, and restrictions which shall run with the land as appear in the chain of title.

Known as 4028 Hunter Drive, Pocono Summit, PA 18346

Parcel No.: 3/14F/2/202

Pin No. 03-6346-04-62-9509

Being the same premises which Builders Mortgage Service Inc., granted and conveyed unto Bill T. Gilbert and Favia L. Gilbert by Deed dated December

## MONROE LEGAL REPORTER

29, 2003 and recorded January 8, 2004 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book 2178, Page 8706.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BILLY T. GILBERT  
A/K/A TANCE GILBERT  
FAVIA L. GILBERT  
A/K/A FAVIA GILBERT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CRAIG OPPENHEIMER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5826 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lots, parcels, or tracts of land lying, situate and being in the State of Pennsylvania, County of Monroe, **Township of Coolbaugh** being more particularly described as follows:

Beginning at a found iron pin at the common corner of lots 413 and 414 as shown on a map entitled "Plotting II Map of Subdivision of lands of J.O. Gregersen and Richard Kubiak" found in the Monroe County Courthouse in Plat Book Volume 10, page 47,

being also known on a map entitled "Minor Subdivision Combination of Lots 412 and 413, Little Billy Lane" and filed in said Courthouse in Plat Book 77, Page 51, thence

1. Running along Lot 413 and 414 South 47 degrees 30 minutes 00 seconds West (Passing over a pin to be set at 931.92 feet) 943.60 feet to a point in Little Billy Lane, thence

2. North 46 degrees 20 minutes 00 seconds West 200.45 feet to a point in Little Billy Lane being the common corner of Lots 412 and 413, thence

3. Leaving said Lot 413 and running in part along Lot 412 North 46 degrees 17 minutes 20 seconds West 200.44 feet to a point in Little Billy Lane being the common corner of Lot 412 and 411, thence

4. Running along Lot 411 and 412 North 47 degrees 30 minutes 00 seconds East (Passing over a pin to be set at 21.82 feet) 969.93 feet to an iron pin to be set, thence

5. Leaving said Lot 411 and running South 42 degrees

32 minutes 40 seconds East 400.00 feet to the point and place of beginning

Containing 8.78 acres gross acres, more or less (382723 gross s.f. more or less)

Containing 8.62 net acres more or less (375890 net s.f. more or less) after deducting the area found Little Billy Lane

Subject to any restrictions, covenants or exceptions that may be found in the chain of title.

PARCEL NO. 03/3/1/27-14  
PIN 03636700380933

Title to said premises is vested in Nelson M. Opitz and Cynthia A. Opitz, husband and wife, by deed from Janet N. Ettelman dated February 28, 2005 and recorded March 7, 2005 in Deed Book 2218, Page 918.

Being Known As: 413 Little Billy Lane, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NELSON M. OPITZ  
CYNTHIA A. OPITZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5855 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot 73, Phase 1, as is more particularly set forth on the Plot Map of Whispering Woods, dated September 24, 2001, and recorded April 5, 2002 in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Pages 52, 53, 54, 55, 56, and 57.

Having erected thereon a dwelling known as 73 Copperwood Court, Saylorsburg, PA 18353.

Parcel No. 02/96429  
PIN No. 02634004619105

Being the same premises which LTS Development, LLC, successor by merger to LTS Development, Inc by deed dated 04/22/10 and recorded on 08/10/10 in

## MONROE LEGAL REPORTER

the Recorder of Deeds Office of Monroe County, Pennsylvania in Instrument No. 201018551, granted and conveyed unto Millicent Williams.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MILLICENT WILLIAMS

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5905 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the centerline of Lake Drive (33 feet in width), said beginning point being distant 1196.06 feet on a course of South 78 degrees 56 minutes West from the point of intersection of the said centerline of Lake Drive with the westerly line of Buck Lane (20 feet in width); thence running from said beginning point along the said centerline of Lake Drive South 78 degrees 56 minutes West 160 feet to a point; thence leaving said Lake Drive running along the easterly line of Lot No. L-1 North 11 degrees 04 minutes West 160 feet to a point in the southerly line of Lot No. R-1; thence along the said southerly line of Lot No. R-1 and along the southerly Lines of Lots Nos. R-3 and R-5 North 78 degrees 56 minutes East 160 feet to a point in said southerly line of Lot No. R-5, the northwesterly corner of Lot No. L-4; thence along the westerly line of Lot No. L-4 South 11 degrees 04 minutes East 160 feet to the place of BEGINNING.

BEING LOTS NOS. L-2 and L-3 as shown on a map titled Robin Hood Lake, Revised Second and Third Plotting, last revised January 15, 1975, and recorded in Plot Book 25, page 121.

UNDER AND SUBJECT to covenants, easements, restrictions, reservations appearing in the chain of title or otherwise visible upon the land.

TOGETHER with the benefit of, and under and subject to, easements, covenants and restrictions that appear in the chain of title and/or are visible on the

ground provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, them or any of them, have expired by limitation of for any other reason whatsoever.

TITLE TO SAID PREMISES VESTED IN Robert Rainier and Rhonda M. Rainier, h/w, by Deed from Certified Inspection Services, Inc., dba Certified Home Builders, dated 05/04/2005, recorded 05/06/2005 in Book 2224, Page 6073.

TAX CODE: 13/10A/1/139

TAX PIN: 13621906297305

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT RAINIER RHONDA M. RAINIER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6010 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or land situate in the township of Coolbaugh, county of Monroe and commonwealth of Pennsylvania, being lot no. 570, section G, A Pocono Country Place, as shown on a plan of lots records in the office of the recorder of deeds, for the county of Monroe, in plot book volume/page 19/11, 17 and 19.

TITLE TO SAID PREMISES VESTED IN Carline Victor, by Deed from Federal Home Loan Mortgage Corporation, dated 12/30/2004, recorded 01/25/2005 in Book 2214, Page 3894.

TAX CODE: 03/8D/1/117

TAX PIN: 03635809153134

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLINE VICTOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written noti-

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6044 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 363, Section F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 13 and 15.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Robert Cullen and Daryl Cullen, h/w, by Deed from Joseph J. Weber and Phyllis Weber, h/w, dated 03/02/2006, recorded 03/09/2006 in Book 2260, Page 3219.

By virtue of Robert Cullen's death on or about 03/30/2008, his ownership interest was automatically vested in the surviving tenant by the entirety, Daryl Cullen.

TAX CODE: 03/8C/1/437  
TAX PIN: 03635814336572

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARYL CULLEN

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R TABAS,

ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6153 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 2098, Section 27, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 477/19.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Fernando Reid, by Deed from Steven Richvasky, Jr and Patricia Richvasky, h/w, dated 08/05/2004, recorded 08/09/2005 in Book 2235, Page 5996.

TAX CODE: 09/5a/1/6

TAX PIN: 09734501173398

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FERNANDO REID

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6307 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**



## MONROE LEGAL REPORTER

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

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 258, Section D, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, Pages 101, 103, and 105.

THIS CONVEYANCE is made together with all the rights and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in this chain of title.

TITLE TO SAID PREMISES VESTED IN Timothy Crozier, by Deed from Lezza Lopez-Colon and Rafael Lopez and Epifanio Colon, dated 10/06/2005, recorded 10/07/2005 in Book 2243, Page 909.

TAX CODE: 03/8B/2/61

TAX PIN: 03635815538149

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6388 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot or parcel of land situate in **Chestnuthill Township**, County of Monroe, Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL THAT CERTAIN, lot, parcel or place of land situate in the **Township of Chestnuthill**, County of Monroe, and State of Pennsylvania, designated as Lot No. 31 on a map entitled "Final Plan, Country Terrace Acres, Sheer 3 of 3", dated January 12, 1976, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in Map Book 28 at page 115, bounded and described as follows to wit:

BEGINNING at an iron on the northerly line of Majestic Drive, said iron being the southeasterly corner of Lot No. 32 as shown on the aforesaid map; thence along Lot No. 32, N 14°38'26" W, 250.00 feet to an iron in line of lands of Ferman E. Singer; thence along said lands of Ferman E. Singer, N 75°21'34" E, 176.00 feet to an iron on the westerly line of an unnamed street fifty (50.00) feet in width; thence along the westerly line of the said unnamed street S. 14°38'26" E, 220.00 feet to an iron, a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 30.00 feet an arc length of 47.12 feet to an iron, a point of tangency on the northerly line of Majestic Drive; thence along the northerly line of Majestic Drive, S 75°21'34" W, 146.00 feet to the place of BEGINNING.

CONTAINING 1.006 acres, more or less.

Being Known As: 31 Majestic Drive a/k/a RR 6 Box 6475, Chestnuthill Township, PA 18353

TAX CODE: 2/7A/1/10

PIN NO.: 02634004525880

TITLE TO SAID PREMISES IS VESTED IN James Matlock and Cheryl Matlock, husband and wife by deed from Gail V. Sterrett and Robert Sterrett, her husband dated 09/15/2005 recorded 09/29/2005 in Deed Book 2241 Page 8300.

Having been erected thereon a single family dwelling.

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

**JAMES MATLOCK A/K/A**

**JAMES D. MATLOCK, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6406 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 2315, Section 4, as is more particularly set forth on map of Pocono Farms East, on file in the Recorder's Office at

## MONROE LEGAL REPORTER

Stroudsburg, Pennsylvania, in Plot Book No. 17, page 19.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited deed and which may run with the land.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

BEING THE SAME PREMISES WHICH Michael P. Friedrichs, single, by Deed dated 10/1/2003 and recorded 10/16/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2170, Page 8974, granted and conveyed unto Richard Feleccia, single man and Paul Bonaddio, single man, as joint tenants with right of survivorship.

IMPROVEMENTS: Residential property.  
TAX CODE NO. 03/4D/1/279

PIN #03636601282583

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD FELECCIA PAUL BONADDIO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6438 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or tract of land, situated in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, being known as Lot No. 8, Huganu Hills, as shown in Plot Book 62, page 169, recorded in the Recorders Office at Stroudsburg, Monroe County, Pennsylvania.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Dennis J. Willis and Eleanore J. Willis, h/w, by Deed from Dennis J. Willis and Eleanore Willis, aka, Eleanore J. Willis, h/w, dated 07/25/1990, recorded 07/31/1990 in

Book 1745, Page 799.

TAX CODE: 09/110015

TAX PIN: 09733403439947

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DENNIS J. WILLIS ELEANORE J. WILLIS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6526 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lots or piece of land situate in the Township of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2809 as shown on Plotting IV Timber Hill, Inc., Monroe County, Pennsylvania made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 14 at Page No. 55.

UNDER AND SUBJECT to restrictions, covenants, etc., as set forth of record in Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Jerzy Korytkowski and Kazimiera Rozanska, h/w, by Deed from Robert Ebner and Joan Ebner, h/w, dated 02/24/2006, recorded 03/21/2006 in Book 2261, Page 5311.

TAX CODE: 14/8B/1/10

TAX PIN: 14639503241913

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KAZIMIERA ROZANSKA JERZY KORYTKOWSKI**

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

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Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6550 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the southerly side of a forty foot street designated as Pope's Road as shown on Plan of Lots for Mary C. McNello, filed in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plat Book Volume 7 at Page 78;

THENCE along the southerly side of said road South forty-seven degrees two minutes West one hundred feet to a point, corner of Lot No. 13 on the aforesaid map;

THENCE along said Lot No. 13 South forty-two degrees fifty-eight minutes East two hundred feet to a point in line of other lands of the Grantor hereof;

THENCE along other lands of the Grantor hereof North forty-seven degrees two minutes East one hundred feet to a point, a corner of Lot No. 11 on said map;

THENCE along other lands of the Grantor hereof North forty-seven degrees two minutes East One hundred feet to a point, a corner of Lot No. 11 on said map;

THENCE along said Lot No. 11 North forty-two degrees fifty-eight minutes West two hundred feet to the point and place of BEGINNING.

BEING Lot No. 12 as shown on said map.

BEING THE SAME PREMISES which Richard W. Luthcke and Linda Luthcke granted and conveyed by deed dated March 7, 1997 to Richard W. Luthcke, and recorded in Monroe County Book 2045 Page 9559.

UNDER AND SUBJECT TO covenants, restrictions, and conditions as appear in Monroe County Deed Book Volume 197 at pages 321 and 322.

The property identification number of the above described parcel: 3/12/1/53  
PIN # 03634702782151

This property is improved with a residence.  
Address: 216 Pope Road, Tobyhanna, Coolbaugh Township, PA 18466.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD W. LUTHCKE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES T. SHOEMAKER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6551 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

Beginning at an iron pin on the westerly side of Pa. State Highway Route #115 leading from Effort to Blakeslee, thence along lands of Lawrence S. Heckman South 89 degrees 43 minutes West 125.10 feet to an iron pin, thence South 11 degrees 41 minutes East 84.45 feet to an iron pin, thence South 80 degrees 19 minutes West 135.93 feet to an iron pin and North 16 degrees 25 minutes West 300.00 feet to an iron pin, thence along lands of Larry Wescott South 82 degrees 41 minutes East 184.00 feet to an iron pin and South 12 degrees 51 minutes East 59.48 feet to an iron pin, thence along lands of Lawrence S. Heckman South 61 degrees 36 minutes East 49.98 feet to an iron pin and North 77 degrees 59 minutes East 89.25 feet to an iron pin, thence along the westerly side of the aforementioned Route #115 South 0 degrees 10 minutes West 95.00 feet to the place of beginning. Containing 1.2139 acres.

Subject to exceptions, reservations and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Rita M. Superior, by Deed from Robert Henry Oweremohle, Jr. and Lyn Siekirski Oweremohle, his wife, dated 07/18/1997, recorded 07/21/1997 in Book 2038, Page 1275.

TAX CODE: 02/14/1/31-1  
TAX PIN: 02623900695504

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RITA M. SUPERIOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written noti-

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6572 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, tract or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 30, on a map entitled The Birches and recorded in Plot Book Volume 31, page 125, and being described as follows, to wit:

Beginning at an iron on the Southerly side of Thunderbird Terrace, thence along the Southerly side of Thunderbird Terrace the following three courses and distances:

(1) On a curve to the right having a radius of 30.00 feet and an arc length of 36.93 feet to a point of reverse curvature.

(2) On a curve to the left having a radius of 60 feet and an arc length of 73.65 feet to an iron.

(3) South 78 Degrees 13 Minutes 47 Seconds East (magnetic meridian 1976) for 71.30 feet to an iron, thence along lands of Rodger J. Connors, South 1 Degree 22 Minutes 52 Seconds East for 389.53 feet to an iron thence along Lot No. 52 and 51, The Birches, North 88 Degrees 37 Minutes 10 Seconds West for 230.17 feet to an iron, thence along Lot No. 31, The Birches, North 11 Degrees 46 Minutes 13 Seconds East for 484.55 feet to the place of the beginning.

Containing 1.840 acres more or less.

TAX CODE: 02/6A/1/32

PIN NUMBER: 02634104716811

BEING the same premises which William Yaroschak and Sandra Yaroschak by Deed dated May 14, 2008 and recorded in the Office of the Recorder of Deeds of Monroe County oh July 3, 2008 in Deed Book Volume 2338, Page 1332, granted and conveyed unto William Yaroschak, Jr.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM YAROSCHAK, JR.**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6573 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot parcel or place of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot Number 309, Section No. L, as shown on a Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24 at pages 7, 9 and 11.

UNDER AND SUBJECT to restrictions, reservations and conditions of record.

BEING the same premises which Lori Huberty, also known as Lori A. Huberty, by Indenture bearing date April 28, 2006 and recorded May 30, 2006 in the Office of the Recorder of Deeds, in and for the County of Monroe in Record Book 2269 page 572, granted and conveyed unto Jeffrey Tolen, Sr. and Elizabeth L. Tolen, husband and wife, as tenants by the entirety.

TAX CODE: 03/9D/1/33

PIN NUMBER: 03635916831757

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELIZABETH L. TOLEN AND JEFFERY TOLEN, SR.**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

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Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6604 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THOSE TWO Certain Lots being No. Fifty-Two (52), Unit 2 Section 5, Lake Naomi, and No. Fifty-Three (53), Unit 2, Section 5, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania, more particularly described as follows, to wit,

Parcel No. 1: All that certain Lot being No. Fifty-Two (52), Unit 2 on a Map of Section 5, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 10, Page 41, in the Monroe County Recorder's Office.

This conveyance is under and subject to the covenants, conditions and restrictions set forth in Deed Book 352, Page 833.

Parcel No. 2: All that certain Lot being No. fifty-Three (53), Unit 2 on a map of Section 5, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 10, Page 41, in the Monroe County Recorder's Office.

This Conveyance is under and subject to the covenants, conditions and restrictions act forth in Deed Book 428, Page 522.

BEING THE SAME PREMISES which William R. Niehaus and Patricia E. Niehaus, husband and wife, by deed dated 12/29/1998 and recorded 01/05/1999 in Book 2058 Page 2849 conveyed to Kenneth Gassman, Jr.

Pin 3: 19-6335-02-55-2341 and 19-6335-02-55-2213  
Tax Code #: 19/5D/2/112 and 19/5D/2/36

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KENNETH GASSMAN, JR  
MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID FEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6674 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Jackson Township**, Monroe County, Pennsylvania, designated as Lot Na 53 m shown on a map entitled "Final Plat of Pennbrook Farms (Phase I)", dated May 14, 1994, prepared by B.T.T. Associates, Inc. and filed in the Office for the Recording of Deeds in and for Monroe County in Plot Book 66, Page 72.

BEING THE SAME PREMISES which Meridian Holding Corp., by deed dated 02/01/2000 and recorded 02/09/2000 in Book 2075 Page 323 conveyed to Christopher Acevedo and Robert Acevedo.

Pin #: 08635100657016

Tax Code #: 08/89362

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER ACEVEDO  
ROBERT ACEVEDO**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6680 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

## MONROE LEGAL REPORTER

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1ABC, Block A-109 as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section 5, Coolbaugh Township, Monroe County, Pennsylvania, dated March 1965, scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office of the Recorder of Deeds of Monroe County in Plat Book Volume 9 Page 169 on May 4, 1965.

UNDER AND SUBJECT to the restrictions, reservations, conditions and covenants as of record.

TITLE TO SAID PREMISES VESTED IN James E. Bloss, singleman, by Deed from Harold D. Bloss, Jr., executor of the estate of Louise D. Bloss, deceased and James E. Bloss, singleman and Nancy L. Bloss, nbm Nancy L. Clark and Andrew B. Bloss and Harold D. Bloss, Jr., individually, dated 02/15/2002, recorded 02/26/2002 in Book 2116, Page 1161.

TAX CODE: 03/20A/142

TAX PIN: 03539608893175

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES E. BLOSS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6685 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, Monroe County, and State of Pennsylvania, designated as Lot 9, Block 1, on a map of Poplar Bridge Estates as recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 16, page 93, bounded and described as

follows, to wit:

BEGINNING at a point on the edge of a 40 foot driveway serving lot 8 and lot 9, said point being also in line of lot 8, thence along lot 8, South 73 degrees 02 minutes 40 seconds West 162.50 feet to a point in line of lands now or formerly of Carlyle Huffman, thence along lands now or formerly of Carlyle Huffman, North 16 degrees 35 minutes 35 seconds West 125.00 feet to a point, said point being also a corner of lot 10, thence along Lot 10, North 73 degrees 02 minutes 40 seconds East 161.72 feet to a point on the edge of the above mentioned driveway, thence along the edge of said driveway, South 16 degrees 57 minutes 20 seconds East 125.00 feet to the point of beginning.

CONTAINING 0.465 acre.

UNDER AND SUBJECT to all restrictions which appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN John T. Jaccoud and Patricia Jaccoud, by Deed from Patricia Jaccoud, dated 08/10/2006, recorded 08/21/2006 in Book 2278, Page 927.

TAX CODE: 09/10A/344

TAX PIN: 09732404617795

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

**JOHN T. JACCOUD  
PATRICIA JACCOUD**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6721 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 128, Section L, as shown on map A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 7, 9 and 11.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

BEING THE SAME PREMISES which Federal National Mortgage Association aka Fannie Mae, by deed dated 03/24/2004 and recorded 03/09/2004 in Book 2183 Page 8811 conveyed to Edwin Mercado.

Pin #: 03635919622286

Tax Code #: 03/9B/2/4

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS PULEO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6911 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message or tenement and two lots or pieces of land situate in the **Township of Barrett**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1: Beginning at bolt in the middle of the public road leading from Cresco to Mountainhome; a corner also of land now or late of George M. Cosler; thence by land now or late of George M. Cosler and land now or late of Catherine A. Utt, of which this was formerly a part, North fifty two degrees West one hundred ninety nine and five-tenths feet to a post; thence still by land now or late of said Catherine A. Utt South thirty eight degrees West eighty feet to a post; thence still by the same South fifty two degrees East one hundred and ninety nine and five-tenths feet to a post in the middle of said road leading from Cresco to Mountainhome; thence by the middle of said public road North thirty eight degrees East ten feet to a bolt, a corner of lands now or late of Maurice C. Price, of which this was a part; thence along the line of land now or late of Maurice C. Price North fifty two degrees West one hundred and ninety nine and five-tenths feet to a post in line of land late of Jacob Reisenwitz; thence along the line of said Reisenwitz land South thirty eight degrees West ten feet to a post, a corner of land of Horace Besecker; thence along the line of said Besecker's land South fifty two degrees East one hundred and ninety nine and five-tenths feet to a bolt in the middle of said road leading from Cresco to Mountainhome the place of beginning.

NO. 2: Beginning at a bolt in the middle of the public road leading from Cresco to Mountainhome; thence by the middle of said public road North thirty eight degrees East ten feet to a bolt, a corner of lands now or late of Maurice C. Price, of which this was a part; thence along the line of land now or late of Maurice C. Price North fifty two degrees West one hundred and ninety nine and five-tenths feet to a post in line of land late of Jacob Reisenwitz; thence along the line of said Reisenwitz land South thirty eight degrees West ten feet to a post, a corner of land of Horace Besecker; thence along the line of said Besecker's land South fifty two degrees East one hundred and ninety nine and five-tenths feet to a bolt in the middle of said road leading from Cresco to Mountainhome the place of beginning.

Being the same premises which Polychronis Pipiliangas and Janice Pipiliangas, also known as Janice Hoffman, by indenture bearing date the 15th

day of April, 2005 and being recorded at Stroudsburg, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 19th day of April, 2005 in Record Book Volume 2222 Page 5009, granted and conveyed unto Eastern Realty Corp., in fee.

Being Known As: 2901 PA Route 390, Cresco, PA 18326

TAX CODE: 01/11/1/14

PIN NO.: 01638703039336

TITLE TO SAID PREMISES IS VESTED IN Eastern Realty Corp. by deed from Polychronis Pipiliangas and Janice Pipiliangas, also known as Janice Hoffman dated 04/15/2005 recorded 04/19/2005 in Deed Book 2222 Page 5009.

Having been erected thereon a single family dwelling, **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EASTERN REALTY CORP SALVATORE A. CELESTINO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICHOLAS M. GAUNCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6990 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the northerly line of Monroe Street and the easterly line of Willow Street; thence along the easterly line of Willow Street, North twenty seven and three-fourths (27 $\frac{3}{4}$ ) degrees West one hundred forty (140) feet to a post in the southerly line of an alley eighteen (18) feet wide; thence along the southerly line of said alley, North sixty two and one-four (62 $\frac{1}{4}$ ) degrees East two hundred eighty (280) feet to a post in the westerly side of Lot No. 34; thence along the westerly line of said Lot 34, South twenty seven and three-fourth (27 $\frac{3}{4}$ ) degrees East one hundred forty (140) feet to a post in the northerly line of a street forty (40) feet Wide (Now called

## MONROE LEGAL REPORTER

Monroe Street); thence along the northerly side of said street, South sixty two and one-fourth (62¼) degrees West two hundred eighty (280) feet to the place of BEGINNING.

BEING Lots Nos. 35, 36, 37, 38, 39, 40 and 41 on Map of Lots in the Township of Stroud, known as the Kistler farm and lots of the Estate of Albert F. Kistler, Deceased.

EXCEPTING therefrom that conveyance which David R. Harman, Sr. and Margaret Harman, husband and wife, dated April 29, 1981 and recorded May 1, 1981 in the Office for the Recording of Deeds, etc., in and for Monroe County, Pennsylvania, in Deed Book Volume 1101, Page 345, granted and conveyed unto David R. Harman, Jr. and Agnes M. Harman, husband and wife, in fee.

FURTHER EXCEPTING therefrom that conveyance dated October 11, 2002, and recorded October 22, 2002 in the Office for the Recording of Deeds, etc., in and for the County of Monroe and Commonwealth of Pennsylvania, in Deed Book Volume 2134, Page 7739, which Margaret M. Harman, by her attorney-in-fact, David R. Harman, Jr., granted and conveyed unto David R. Harman, III and Melissa A. Harman, his wife, in fee, being a part of the subdivision plan titled 'Final Subdivision Plan David R. Harman, Jr. and Agnes M. Harman, h/w, Borough of East Stroudsburg, Monroe County, PA.' prepared by Lawrence B. Bailey, Registered Surveyor, Stroudsburg, PA., and being recorded in Plot Book 74-140.

THIS CONVEYANCE is made together with all the rights and privileges and is UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Peter John Begley and Jamie Marie Begley, his wife, by Deed from Peter Begley, married, dated 01/21/2010, recorded 01/21/2010 in Book 2365, Page 8190.

TAX CODE: 05-5/1/9/3

TAX PIN: 05730107690367

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF: PETER BEGLEY**

**A/K/A PETER JOHN BEGLEY**

**JAMIE MARIE BEGLEY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA M. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7020 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as 'Victoria Village Townhouse Condominiums' situate, lying and being in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging, subject to the provisions of the Pennsylvania Condominium Act (68 PA. C.S. Sec 3010 Et. Sel.) and the amendments and supplements thereto, and the provisions of that certain declaration of Victoria Village Townhouse Condominiums, dated December 3, 1996 and recorded in record book 2031, at page 4814, et seq., in the office of the recorder of deeds of Monroe County being designated as Unit A-5, in said declaration aforesaid, and which unit is herewith conveyed in conformity with the condominium act aforesaid, and includes the fee in an undivided 4.167 percent interest in the common elements of this condominium, the location being more fully described as follows:

BEGINNING at the southwest corner of unit 5 as shown on a plan titled 'Plan of Victoria Village Townhouse Condominiums' recorded in the Office of Recorder of Deeds for Monroe County in plot book volume 64, page 69, from which an iron pin in concrete corner designated as point 'B' bears north 13 degrees 15 minutes 29 seconds west 107.80 feet; thence along unit 3 north 14 degrees 52 minutes 46 seconds east 20.23 feet; thence along unit 6 south 73 degrees 07 minutes 14 seconds east 30 feet; thence along unit 5 the following four courses.

1. South 14 degrees 52 minutes 46 seconds west 8.23 feet;
2. South 75 degrees 07 minutes 14 seconds east 4.00 feet;
3. South 14 degrees 52 minutes 46 seconds west 12.00 feet;

Thence along units 5 and 4 North 75 degrees 07 minutes 14 seconds west 34.00 feet to the place of beginning.

Being known as: 5 Victoria Circle, Kunkletown, PA 18058

TAX CODE: 13/111748/U5

PIN NO: 13622700499416

TITLE TO SAID PREMISES IS VESTED IN Cesar Gonzalez, Jr. BY DEED FROM Cesar Gonzalez, aka, Cesar Gonzalez, Jr. DATED 10/31/2006 RECORDED 11/09/2006 IN DEED BOOK 2287 PAGE 1241.

HAVING BEEN ERECTED thereon a single family dwelling.

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

**CESAR GONZALEZ, JR. A/K/A**

**CESAR GONZALEZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania



# MONROE LEGAL REPORTER

PAGE M. BELLINO, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7026 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEING Lot Number 1117, Section G-III, of Stillwater Lake Estates, as shown on subdivision plat drawn by L.A. Achterman, Jr., dated December 28, 1968, recorded on April 24, 1969, in Plat Book 12, page 65. UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions, as more particularly set forth in the above recited Deed.

TITLE TO SAID PREMISES VESTED IN: Ignatius Cano and Cynthia Cano, husband and wife, as tenants by the entireties deeded by David M. Corlis and Karen Corlis, husband and wife, dated 11/27/2002, recorded 12/23/2002, in book 2140 and page 1705. TAX CODE: 3/14E/1/92

TAX PIN: 03634502876889

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IGNATIUS CANO CYNTHIA CANO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7045 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of parcel of land, situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 65, Block D, Wigwam Lake Estates, as recorded in Plot Book Volume 10, Page 63.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

PARCEL NO. 17/16A/1/68  
PIN 17638102751938

TITLE TO SAID PREMISES IS VESTED IN Patricia K. Hinkle, married, by deed from Elite Real Estate Holding Service, a Pennsylvania Corporation, dated December 3, 2004 and recorded December 14, 2004 in Deed Book 2210, Page 6817.

Being Known As: RR 7 Box 7791A a.k.a. Lot 65 Block D Hedge, Stroudsburg, Stroud, Monroe County, PA 18360

## SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICIA K. HINKLE UNITED STATES OF AMERICA

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSEPH F. RIGA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7054 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot being Number twenty-eight (28), Unit 2 on map of Section Eleven, Lake Naomi, Pocono Pines, **Tobychanna Township**, Monroe County, Pennsylvania, and recorded in Plot Book No. 10, Page 59, in the Monroe County Recorder's Office.

## MONROE LEGAL REPORTER

Being Known As: 69 Tanglewood Drive, Pocono Pines, PA 18346  
TAX CODE: 19/5G/2/19-2  
PIN NO.: 19633504944741  
TITLE TO SAID PREMISES IS VESTED IN Linda A. Woerner by Deed from Statewide Investments, LTD., a Pennsylvania Business Corporation dated 06/23/2005 recorded 06/28/2005 in Deed Book 2230 Page 6588.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA A. WOERNER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7064 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, State of Pennsylvania, and being more particularly as follows:

BEGINNING at an iron pipe on the southerly line of Mountain Road, said iron pipe being the northwesterly corner of Lot No. 407 as shown on map entitled "Section E", Indian Mountain Lake, 17 February 1965; thence along Lot No. 407 as shown on said map (a radial line to the hereinafter described curve) South 24 degrees 05 minutes 50 seconds East 178.36 feet to a point; thence along Lot No. 417 and 418 as shown on said map, South 16 degrees 13 minutes 55 seconds West 99.00 feet to a point; thence along Lot No. 419 as shown on said map, South 71 degrees 23 minutes 10 seconds West 8.34 feet to a point; thence along Lot No. 405 as shown on said map, (a radial line to the hereinafter described curve) North 20 degrees 13 minutes 10 seconds West 180.62 feet to a point; thence along the southerly line of Mountain Road as shown on said map, on a curve to the left having a radius of 1405.00 feet an arc length of 95.09 feet to the place of beginning.

BEING LOT No. 406, Section E, as shown on Plotting of Indian Mountain Lake Development Corp., made

by Leo A. Achterman, Jr. dated February 17, 1965. BEING the same premises which George F. Sosdorf by Deed dated January 10, 2001 and recorded January 16, 2001, in the Office of The Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 2089, Page 99.30, granted and conveyed unto Michael Lopez, Grantor hereof, in fee.

Parcel #: 20/8B/1/23  
Pin #: 20632113027610

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

**Michael A. Lopez**  
a/k/a Michael Lopez  
Being Known As: 406 E. Mountain Road, Albrightsville, PA 18210

MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS M. FEDERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7196 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, as shown on map entitled "A Minor Subdivision of Lands of William A. Rake, Jr. et al." dated May 1, 1987, and recorded in Plot Book 59, page 185 prepared by Frank J. Smith, Jr., Inc., Registered Surveyors, Marshalls Creek, PA., bounded and described as follows, to wit:

BEGINNING at a point in Primrose Lane (Twp, Rd. 540, the former Poplar Bridge Road) being the northwesterly corner of lands of Ellen L. Klinger 9Deed Book Vol. 179, Page 482); thence

(1) by lands of Jay E. Huffman and along the center of said road North 23 degrees 15 minutes 00 seconds West 150.00 feet to a point; thence

(2) by lands of William A. Rake, Jr. et al. 9tract No. 2 Deed Book Vol. 546, Page 163) of which this lot was formerly a part, North 66 degrees 45 minutes 00 seconds East (passing a pipe at 25.00 feet) 100.00 feet to a pipe, thence

(3) by the same North 78 degrees 59 minutes 41

## MONROE LEGAL REPORTER

seconds East 485.00 feet to a point; thence (4) by the same South 11 degrees 00 minutes 19 seconds East (passing pipe at 380.00 feet) 500.00 feet to a pipe; thence

(5) by the same, North 85 degrees 51 minutes 10 seconds West 170.25 feet to a pipe; thence;

(6) by the same; South 75 degrees 11 minutes 16 seconds West 221.87 feet to a pipe; thence

(7) by the same and by said lands of Ellen L. Klinger, North 11 degrees 00 minutes 19 seconds West (passing a pipe at 50.75 feet)

(8) by said lands of Ellen L. Klinger, south 75 degrees 38 minutes 41 seconds West (Passing a pipe at 140.44 feet) 165.68 feet to the place of beginning. CONTAINING 4,812 acres more or less.

The improvements thereon being known as 42 Primrose Lane, East Stroudsburg, Pennsylvania 18301.

BEING a part of the property described in a Deed dated April 8, 1974 and recorded among the aforesaid Land Records in Book No. 546, page 163 was granted and conveyed by W. Adolph Rake, widower, William A. Rake Jr. and Sonya E. Rake, his wife unto W. Adolph Rake, widower, William A. Rake, Jr. and Sonya E. Rake, his wife. The said W. Adolph Rake having departed this life on or about January 4, 1984, thereby vesting title in William A. Rake, Jr. and Sonya E. Rake, his wife.

Monroe County, Pennsylvania:

Tax ID #: 09/110279

Pin #09-7333-00-06-1133

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

**WILLIAM A. RAKE JR.**

**SONYA E. RAKE**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

**DANIELLE BOYLE-EBERSOLE,**

**ESQUIRE**

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7217 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

**ALL THAT CERTAIN lot/lots, parcel of ground situate**

in the **Township of Coolbaugh**, county of Monroe and State of Pennsylvania, being Lot/Lots No. 368, Section F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book Volume 19, Pages 11, 13 and 15.

TITLE TO SAID PREMISES VESTED IN Jace Sigelkow and Denise Sigelkow, h/w, by Deed from Carlos A. Feliciano and Maite Gonzalez, dated 05/23/2007, recorded 06/29/2007 in Book 2309, Page 4240.

TAX CODE: 03/8C/1/432

TAX PIN: 03635814430509

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

**DENISE SIGELKOW**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

**MELISSA J. CANTWELL,**

**ESQUIRE**

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7270 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Hamilton**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 8, Section 1, The Meadows, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Vol. 56, Page 81.

Being Known As: 8 Greenview Drive, Stroudsburg, PA 18360

TAX CODE: 07/14/3/8

PIN NO.: 07626904715838

TITLE TO SAID PREMISES IS VESTED IN Anna Marie Izykowitz, married by deed from Kenneth N. Headley and Rosina P. Headley, h/w dated 08/26/2000 recorded 08/31/2000 in Deed Book 2083 Page 6128.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANNA MARIE IZYKOWICZ**

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

"All Property Owners' Associations (POA) who wish

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7302 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

Beginning at an iron on the easterly line of Chariton Drive, said iron being the northwesterly corner of Lot No. 302 as shown on map entitled "Subdivision of Lands of Claude W. Heeter and Elsie H. Heeter, 28 March 1977"; thence along the easterly line of Chariton Drive, N 17 degrees 04 minutes 20 seconds W 18.75 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 100 feet to an arc length of 39.61 feet to an iron, a point of tangency; thence still along the same, N 5 degrees 37 minutes 30 seconds E 37.71 feet to an iron, a point of curvature; thence along of Claude W. and Elsie H. Heeter, in a northeasterly direction on a curve to the right having a radius of 40 feet an arc length of 28.09 feet to an iron, a point of tangency; thence along the same, N 45 degrees 52 minutes 00 second E 326.75 feet to an iron; thence still along the same, S 17 degrees 04 minutes 20 seconds E 260.96 feet to an iron; the northeasterly corner of Lot No. 302 as shown on said map; thence along Lot No. 302, S 72 degrees 55 minutes 40 seconds W 331.98 feet to the place of Beginning.

Containing 1.385 Acres more or less.  
Being Lot No. 301 as shown on the Above-mentioned map.

TITLE TO SAID PREMISES VESTED IN William J. Grimaldi, by Deed from William J. Grimaldi and Janis Grimaldi, formerly h/w, dated 07/06/2011, recorded 08/15/2011 in Book 2390, Page 2927.

TAX CODE: 16/11A/1/45  
TAX PIN: 16730304714948

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

**WILLIAM J. GRIMALDI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7319 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron in the northerly side of Hill Road, being a corner of Lot No. 26, Winter Hill Terrace, Section Three; thence along Lot No. 26, N07 degrees 10 minutes 20 seconds E (Magnetic Meridian for 292.00 feet to an iron a corner of Lots No. 22, 23 and 26, Winter Hill Terrace, Section Three, thence along Lot No. 23, S 82 degrees 49 minutes 40 seconds E for 157.00 feet to an iron corner of Lot No. 24 and 30, Winter Hill Terrace, Section Three; thence along Lot No. 30, S 07 degrees 10 minutes 20 seconds W for 292.00 feet to an iron in the northerly side of Hill Road, thence along the northerly side of Hill Road N 82 degrees 49 minutes 40 seconds W for 157.00 feet to the place of BEGINNING.

CONTAINING 1.052 acres more or less.  
BEING Lot No. 28 as shown on a map entitled Final Plan of Winter Hill Terrace, ection Three, as recorded in Plot Book Volume 64, page 235.

UNDER AND SUBJECT TO all easements, right-of-ways and restrictions appearing of record in the chain of title.

TITLE TO SAID PREMISES VESTED IN Lawrence A. Cardino and Lauren R. Cardino, by Deed from Andre J. Fils-Aime and Jean L. Rodriguez, dated 05/21/1997, recorded 05/21/1997 in Book 2036, Page 3149.

TAX CODE: 02-88910

TAX PIN: 02623900226320

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

**LAWRENCE A. CARDINO**

**LAUREN R. CARDINO**

**MORTGAGOR(S) AND RECORD OWNER(S)**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS, Esquire

Sheriff's Office  
Stroudsburg, Penna.

## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7332 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN tracts or pieces of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being situated within the Development known as Pocono Highland Estates as more particularly described in Plot Book Volume 19, pages 55 and 57 included by not limited to all roadways, whether paper or constructed, all common areas, all rights of easement, ingress, egress, regress, right of way, and all rights reserved to the grantor and/or developer as those rights and terms are set forth in certain Restrictive Covenants and Restrictions of record of all lots within Pocono Highland Estates and also included but not limited to the following lots and roads;

Under and subject to the same limitations, agreements, easements, exceptions, conditions, covenants, restrictions and reservations as the same are contained in the deeds, which form the chain of title.

TITLE TO SAID PREMISES VESTED IN Iris Y. Reyes and Isidra Green and Elieser Medina, by Deed from Christian Charity Foundation, dated 12/02/2005, recorded 01/20/2006 in Book 2255, Page 2545.

TAX CODE: 12/5B/3/27

TAX PIN: 12637403428805

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IRIS Y. REYES**

**A/K/A IRIS Y. ETAL REYES**

**ISIDRA GREEN  
ELIESER MEDINA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7392 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2149; Section 29, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 46 Page 79.

BEING THE SAME PREMISES which Joseph Ingrassia and Carolyn Ingrassia, by deed dated 07/20/2001 and recorded 08/02/2001 in Book 2101 Page 6926 conveyed to Marlene D. Blake Seale.

Pin #: 09734501156361

Tax Code #: 09/5A/3/18

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARLENE D. BLAKE SEALE MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7490 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania being Lot No. 402, Candlewood Estates, recorded in Plot Book Volume 21, Page 15, bounded and described as follows, to wit:

## MONROE LEGAL REPORTER

BEGINNING at an iron in the northerly right-of-way of Estates Drive, being a corner of Lot No. 403, Candlewood Estates, thence along Lot No. 403, North 21 degrees 14 minutes 47 seconds West (Magnetic Meridian 1966) for 315.00 feet to an iron in line of lands of Mobile Developers, Inc., thence along lands of Mobile Developers, Inc., North 68 degrees 45 minutes 13 seconds East for 180.59 feet to an iron in a Transcontinental Gas Pipe Line Co., right-of-way and along Lot No. 401, South 36 degrees 18 minutes 26 seconds East for 315.53 feet to an iron in Transcontinental Gas Pipe Line Co., right-of-way and in the northerly right-of-way of Estates Drive, thence in the northerly right-of-way of Estates Drive the following two courses and distances; (1) on a curve to the right having a radius of 300.00 feet and an arc length of 78.86 feet to an iron; (2) South 68 degrees 45 minutes 13 seconds West for 184.42 feet to the place of BEGINNING.

CONTAINING 1.001 acres more or less.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Candlewood Estates, dated July 11, 1997 and recorded in the Monroe County Record Book 2038, Page 0709.

UNDER AND SUBJECT to the existing Transcontinental Gas Pipe Line Company right of way as of record.

UNDER AND SUBJECT to restrictions, conditions, etc., as contained in deed recorded in Monroe County Record Book 422, Page 805.

EXCEPTING AND RESERVING unto Mobile Developing Co., and Donald G. Kishbaugh, their successors, heirs and assigns, a twenty foot strip of land immediately adjacent to the streets the herein conveyed lot is adjacent to, for the purpose of road maintenance and future road construction.

EXCEPTING AND RESERVING unto Mobile Developing Co., and Donald G. Kishbaugh, their successors, heirs and assigns, a 5 foot strip of land immediately adjacent to the streets the herein conveyed lot is adjacent to for the purpose of road maintenance and further road construction.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Edsel Pritchard, by Deed from Mary Ann Prusakowski, widow, dated 02/03/2012, recorded 02/08/2012 in Book 2397, Page 8616.

TAX CODE: 2078A/2/42

TAX PIN: 20632102767694

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDSSEL PRITCHARD

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7546 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being lot No. 252, Section C, of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book Volume 11, Page 33.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Muhammad K. Hashmi and Saira Hashmi, h/w, by Deed from Hewitt A.G. DePass and Doreen A. DePass, h/w, dated 08/19/2005, recorded 08/26/2005 in Book 2237, Page 6798.

TAX CODE: 03/7C/1/95

TAX PIN: 03635703418659

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MUHAMMAD K. HASHMI

#### SAIRA HASHMI

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW L. SPIVACK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7584 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

## MONROE LEGAL REPORTER

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

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

ALL THAT CERTAIN plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, in **Middle Smithfield Township**, designated as Unit "A" of Building Site No. 45, of NorthSlope III at Shawnee Mountain, Monroe County, Pennsylvania, as those Unit and Building Site designations appear on those certain Final Plot Plans and Final Lay Out Plans entitled "NorthSlope III at Shawnee Mountain" recorded in Monroe County Office of the Recorder of Deeds at Stroudsburg, PA in File 60-259 and 60-260.

UNDER AND SUBJECT, nevertheless, to the "Declaration of Protective Covenants, Restrictions and Easements for NorthSlope III at Shawnee Mountain", as same may be amended from time to time, and as the same is recorded in the aforesaid Office in Record Book Vol. 1631, Page 521.

THE Unit and Building Site now situate, or to be erected, upon the aforesaid premises was designated as a Type I whole ownership structure by Supplementary Declaration recorded in Record Book Vol. 1631, Page 568.

PARCEL 09/85692

PIN 09733201494860

Title to said premises is vested in Richard J. Harley by deed from RJH and Company, Inc. dated June 21, 2002 and recorded July 29, 2002 in Deed Book 2127, page 5917.

Being Known As: 137 North Slope III, Unit 45A, Shawnee On Delaware, Middle Smithfield, Monroe County, PA 18356

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD J. HARLEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
JOSEPH I. FOLEY,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7614 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

CHECK OR CASH

ALL THAT CERTAIN message and two tracts or pieces of land, situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1 BEGINNING at an iron in line of land of the Grantor, a corner of other lot of the grantee, THENCE, by land of the Grantor, South seventy six degrees thirty minutes West three hundred eighty three feet to a stone corner in line of land of J.N. Canfield; THENCE, by the last, South three degrees five minutes East two hundred sixty two feet to a stone corner; THENCE by land now or late of William Wheeler, North seventy six degrees thirty minutes East four hundred twenty two and five-tenths feet to a stake; THENCE, by land of Elizabeth Hartman, North eleven degrees thirty five minutes West two hundred fifty four feet to the place of BEGINNING.

NO 2 BEGINNING at a post on the West side of the old North and South turnpike road, a corner of land of Norman C. Slutter, late of Hannah Bisbing; THENCE, along West side of said turnpike road, in a Southerly direction, (south eleven degrees East) two hundred fifty four feet to line of land late of Jacob H. Repsher, THENCE, along the last mentioned land in a Westerly direction (South seventy five degrees West) one hundred fifty five feet to a corner of land of the said Norman C. Slutter, formerly belonging to said Hannah Bisbing; THENCE, along the last mentioned land, in a Northerly direction (North eleven degrees West) two hundred fifty four feet to a stone; THENCE, along the same, in an Easterly direction (North seventy-five degrees East) one hundred fifty five feet to the place of BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, All that certain lot or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described with bearings from Magnetic Meridian of 1935, as follows, to wit:

BEGINNING at an "X" cut in the concrete pave of the Lackawanna Trail, said mark being the South east corner of Lot of Floyd Cyphers, THENCE by lot of said Floyd Cyphers South seventy-seven degrees one minute West one hundred fifty five feet to an iron; THENCE by the Harman property, of which this was a part, South ten degrees thirty one minutes East eighty feet to a stone corner; THENCE by the same North seventy-seven degrees one minute East one hundred fifty-five feet to an "X" cut in the above mentioned concrete; THENCE in and along said concrete road North ten degrees thirty one minutes West eighty feet to the place of BEGINNING. CONTAINING 28/100 (0.28) of an Acres, more or less.

PARCEL NO. 12/9/171

BEING the same premises which Joann Pirzer, Administratrix of the Last Will and Testament of William Joseph Dunbar, deceased, dated 05-31-90 and recorded 05-31-90 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 1737, Page 1202, granted and conveyed unto Pocono Marksman, Inc., a Pennsylvania Corporation.

CONTAINING: .28 Acre, more or less

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

BEING ALSO the same premises which Pocono Marksman, Inc. conveyed to Twinsiva Real Estate, LLC by deed dated April 23, 2007 and recorded in the Office of the Recorder of Deeds for Monroe County at Book 2303, Page 5830.

UNDER AND SUBJECT TO all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

PIN: 12/9/171

PLATE NUMBER:

12-6381-00-15-2607

ASSESSED VALUE: \$19,050.00

IMPROVEMENTS:

Commercial Building

PREMISES: Premises situate at 117 Bartonsville Avenue, Bartonsville, PA 18360

## MONROE LEGAL REPORTER

ADDRESS: 117 Bartonsville Avenue, Bartonsville, PA 18360

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

#### TWINSIVA REAL ESTATE LLC

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRICE C. PAUL, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7645 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

Beginning at a point on the westerly line of "Old Lackawanna Trail", said point being the southeasterly corner of Lot No. 13 as shown on map entitled "Subdivision of Portion of Lands of Herbert T. Sharbaugh and Nellie Sharbaugh, et al, Revised 1 October, 1961", thence along the westerly line of said "Old Lackawanna Trail", south fifteen degrees fifty-six minutes ten seconds east 100.00 feet to a point; thence along other lands of Nellie G. Sharbaugh, widow, et al, of which this lot was formerly a part, south seventy-four degrees three minutes fifty seconds west 221.89 feet to a point; thence by the same, north fifteen degrees fifty-six minutes ten seconds west 100.00 feet to a point; thence along Lot No. 13, north seventy-four degrees three minutes fifty seconds east 221.89 feet to the place of beginning. Containing 0.51 acre, more or less.

TITLE TO SAID PREMISES VESTED IN Joshua Bago by Deed from Thomas O'Donnell dated 01/25/05 and recorded 01/27/05 in the Monroe County Recorder of Deeds in Book 2214, Page 5066. Being known as 378 Hemlock Drive, Tobyhanna, PA 18466

Tax Parcel Number: 3/7/1/52-7  
Tax Pin Number: 03635601382019

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSHUA BAGO

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7695 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, more particularly described as Lot 1184, Section F, Tax Code 3/7D/2/82 as shown on a map or plan of Pocono Farms recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 15, Page 59.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

PARCEL NO 03/7D/2/82

PIN 03635703446945

TITLE TO SAID PREMISES IS VESTED IN Nazir Ally and Kamini D Ally, husband and wife, by deed from Precision Home Builders Inc. dated February 22, 2005 and recorded February 23, 2005 in Deed Book 2217, Page 1219.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NAZIR ALLY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGARET GAIRO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### PUBLIC NOTICE



## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7699 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN, piece, parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 14, Block A-1709, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Seventeen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, Page 23 on January 17, 1975.

PARCEL NUMBER: 3/19B/1/108  
PIN #03-5397-16-92-4745

IMPROVEMENTS: Residential dwelling  
**TITLE TO SAID PREMISES IS VESTED IN** Edward J. Dougherty and Sarah T. Dougherty, husband and wife by Deed from Saul Srour and Joy Srour, husband and wife dated 6/3/1997 and recorded 6/17/1997 in Record Book 2037, Page 553.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWARD J. DOUGHERTY  
SARAH T. DOUGHERTY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7843 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the mes- suage (and veranda, if any), situate in **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 103 on a certain "Declaration Plan-Phase II, of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977, at Plot Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977, at Plot Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Clifford F. Quibell and Annette L. Quibell, his wife, by deed dated September 10, 2001 and recorded on October 11, 2001 in Record Book Volume 2106 at page 2516 granted and conveyed unto Bernadette McCauley. Being part of parcel No. 16/3/3-1-103 and Pin No. 16733101090620B103

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7917 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania being Lot 4221, Section H-IV being a subdivision plat drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, Pa., known as Section H-IV of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May

## MONROE LEGAL REPORTER

25, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the supervisors of Township of Coolbaugh on October 1, 1973 and filed and recorded in the office for the recording of plats in Monroe County on October 3, 1973 in Plat Book 20, Page 109.

Said lot having a frontage on Hunter Drive of 75 feet and rear line of 75 feet; Northerly side line of 105 feet and a Southerly side line of 105 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Benjamin Crispin and Yokasta Crispin, his wife, by Deed from Emma Serrano, dated 03/07/2005, recorded 03/14/2005 in Book 2218, Page 7670.

TAX CODE: 03/14F/2/244  
TAX PIN: 03634604712237

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BENJAMIN CRISPIN YOKASTA CRISPIN

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7947 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 73 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 3A, Forest Lake Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Penna., dated November 19, 1971 and revised December 2, 1971, prepared by Edward C.

Hess Associations, Scale Being 1 inch = 100 feet on file in the Recorder's Office, Stroudsburg, Penna., in Plot Book No. 15, Page 75.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN George Barcia and Stella Barcia, h/w and Cynthia Barcia, single, by Deed from Kevin C. Aikman, married, dated 10/20/2006, recorded 10/24/2006 in Book 2285, Page 3227.

TAX CODE: 09/6B/1/117

TAX PIN: 09733402850368

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

**STELLA BARCIA  
GEORGE BARCIA  
CYNTHIA BARCIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

ALLISON ZUCKERMAN, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8014 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 76, Section A, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Pages 57 & 61.

TAX CODE #3/3B/1/68  
PIN #03635820813242

BEING the same premises which Edhun Clement Munisar, by Deed dated February 28, 2003 and recorded in the Office of the Recorder of Deeds of Monroe County on March 5, 2003 in Deed Book Volume 2146, Page 5835, granted and conveyed unto Vincent Bini and Lucrezia Bini.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VINCENT BINI AND LUCREZIA BINI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8023 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnut Hill**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 40, Birch Brier Estates, Section One, recorded in Plot Book Volume 58 Page 6, being described as follows, to wit:

Beginning at an iron on the northerly side of Overlook Terrace, being also a corner of Lot No. 41, Birch Brier Estates, Section One, thence along Lot No. 41, N 55°21'35" E (Magnetic Meridian) for 107.45 feet to an iron, thence still along Lot No. 41 and along Lot No. 42, N 33°21'35" E for 260.00 feet to an iron a corner of Lot No. 38, Birch Brier Estates, Section One, thence along Lot No. 38, S 62°37'26" E for 151.66 feet to an iron a corner of Lot No. 39, Birch Brier Estates, Section One, thence along Lot No. 39 the following two courses and distances: (1) S 33°12'35" W for 191.93 feet to an iron; (2) S 10°54'13" E for 192.33 feet to an iron on the northerly side of Overlook Terrace; thence along the northerly side of Overlook Terrace the following two courses and distances: (1) on a curve to the right having a radius of 275.00 feet an arc length of 318.04 feet to an iron; (2) N 34°38'25" W for 32.75 feet to the place of beginning.

Being Known As: 40 Overlook Terrace, Effort, PA 18330

TAX CODE: 02/14G/1/40

PIN NO.: 02632002994476

TITLE TO SAID PREMISES IS VESTED IN Rory Seaubalak and Chantay Seaubalak, husband and wife, as Tenants by the Entireties by deed from Gerald Burkhalter, married dated 11/18/06 recorded 11/29/06 in Deed Book 2289 Page 190.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RORY SEAUBALAK CHANTAY SEAUBALAK**

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8052 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN lot or piece of ground situate in the **Townships of Smithfield and Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania being bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the center line of Pine Lane with the center line of Lost Lane, said beginning point being distant the following two courses and distances for the Southeast corner of lands now or formerly of Joseph Saggio; thence 1) North 72 degrees 55 minutes East, a distance of 139.60 feet and thence 2.) North 81 degrees 45 minutes East, a distance of 291.8 feet to a point; THENCE FROM THE POINT OF TRUE BEGINNING in and along the center of said Lost Lane, North 6 degrees 40 minutes 30 seconds West, a distance of 174.21 feet to a pipe; thence continuing in Lost Lane (20 feet wide) by land now or late of John Mirkovic, North 2 degrees 17 minutes 20 seconds East, a distance of 146.96 feet to a pipe; thence along the center line of a proposed twenty foot roadway by lands intended to be conveyed to Joseph Zatovick, North 49 degrees 19 minutes 20 seconds East, a distance of 158.51 feet to a pipe; thence by other land now or formerly of Clyde D. Learn, a previous grantor, of which this lot was formerly a part, South 13 degrees 8 minutes 20 seconds East, a distance of 404.98 feet to a pipe in the aforesaid Pine Lane (20 feet wide); thence in said Pine Lane, South 81 degrees 45 minutes West, a distance of 200 to a point the place of True Beginning.

EXCEPTING AND RESERVING a right of way over said Pine Lane and said Lost Lane and said proposed twenty foot roadway to be used in common with the owners of adjacent lots.

TOGETHER WITH the perpetual right to use Pine Lane and Lost Lane, the proportionate share of the cost of upkeep of said Lanes along with the other property owners abutting and having the right to use the same.

TOGETHER, ALSO with the perpetual right to carry water, but not pipe it from the well located at the corner of Pine Lane and Palmer Swamp Road, the proportionate share of the cost of upkeep and maintenance of said well and pump along with the other parties having the right to use said well and pump.

TITLE TO SAID PREMISES VESTED IN Susan E. Mirkovic, a single woman, by Deed from Family Bonds, Inc., a Pennsylvania Corporation, dated 12/11/2007, recorded 12/11/2007 in Book 2322, Page

## MONROE LEGAL REPORTER

9502.

TAX CODE: 16/6/2/8-5

TAX PIN: 16731302555180

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SUSAN E. MIRKOVIC

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8168 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Middle Smithfield, in the County of Monroe and State of Pennsylvania, more particularly described as follows:

ALL the following lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 153, as shown on "Plotting of Wilderness Acres," Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 20, page 17.

Subject to certain restrictions as listed in Deed Book 757, Page 80; and also Right-of-way of Metropolitan Edison Company pursuant to great dated April 3, 1974 and recorded in Deed Book 549, Page 166, Records of Monroe County.

PARCEL NO. 09/14E/1/306

PIN 09731504640491

Title to said premises is vested in Keith T. Slaughter and Candice C. Slaughter by deed from Charles Doherty and Eileen Doherty dated November 9, 2005 and recorded November 15, 2005 in Deed Book 2247, Page 9270.

Being Known As: 153 Woodale Road, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEITH T. SLAUGHTER CANDICE C. SLAUGHTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8213 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southeasterly line of a road forty (40.00) feet in width, said iron being the northwesterly corner of lot no. 6 as shown on a map entitled 'map of subdivision of portion of land of Van D. Yetter, 7 May 1964' thence along lot no. 6, south twenty-five degrees eleven minutes thirty seconds east two hundred fifty nine and seven one-hundredths feet to an iron in line of other lands of the grantors herein; thence, along other lands of the grantor herein, north eight seven degrees one minute thirty seconds west one hundred and ninety one feet to an iron on the easterly line of another road forty (40.00) feet in width, north two degrees fifty eight minutes thirty seconds east one hundred sixty one and sixty one-hundredths feet to a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of fifty feet an arc length of fifty-three and ninety-six one hundredths feet to a point of tangency on the southeasterly one of the first mentioned road forty (40.00) feet in width; thence, along the southeasterly line of the first mentioned road forty (40.00) feet in width. North sixty four degrees forty eight minutes thirty seconds east forty eight feet to the place of beginning. Being lot no. 5 as shown on said map.

UNDER AND SUBJECT to conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Edward Kushner from Neadel's Properties, Inc., by Deed, dated 01/17/2005 and recorded 02/08/2005 in Book 2215 Page 8219.

TAX CODE: 16/3A/1/20

TAX PIN: 16732203215403

SEIZED AND TAKEN IN EXECUTION AS THE

## MONROE LEGAL REPORTER

**PROPERTY OF:  
EDWARD KUSCHNER**

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW L. SPIVACK, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8228 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, or piece of ground situate in Brier Crest Woods, Fern Ridge Village, **Tunkhannock Township**, County of Monroe and Commonwealth of Pennsylvania.

BEING LOT NO 13, Section No. 5, described in a certain Sub-division Plan of Brier Crest Woods made by Edward C. Hess and Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania, on the 5th of June 1971 and recorded in Plot Book 14 page 99 in the Office of the Recorder of Deeds in and for Monroe County Pennsylvania.

TITLE TO SAID PREMISES VESTED IN **Troy Johnson and Donna Johnson**, husband and wife, from Donna M. Capuano, by Warranty Deed, dated 08/21/2006 and recorded 09/05/2006 in Book 2279 Page 9508 Instrument #200637970.

Tax Code: 20/13B/2/139

Tax Pin: 20630202977449

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:  
TROY JOHNSON  
DONNA JOHNSON  
MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ADAM H. DAVIS,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8247 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

Parcel 1:  
ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, and being westerly one-half (1/2) of Lot No. 716 and the whole of Lot No. 717 on the map or plan bearing title or legend 'Section F, Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale: 1 inch = 100 feet by L.A. Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, Revised 2 April 1965', bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly line of Deer Run Road and at the northeasterly or northern-most corner of Lot No. 718; thence northeastwardly along the southeasterly line of Deer Run Road by a curve to the right having a radius of 1840 feet for an arc distance of 128.52 feet to a point; thence South 41 degrees 14 minutes 23 seconds East along the centerline of Lot No. 716 for a distance of 178.79 feet to a point; thence South 49 degrees 25 minutes 10 seconds West along part of the northwesterly line of Lot No. 711 and along the entire northwesterly line of Lot No. 710 for a distance of 110.56 feet to a point; thence South 54 degrees 22 minutes 30 seconds West along part of the northwesterly line of Lot No. 709 for a distance of 30.52 feet to a point; thence North 37 degrees 14 minutes 15 seconds West along the northeasterly line of Lot No. 718 for a distance of 178.91 feet to a point, the place of BEGINNING.

Parcel 2:  
ALL THAT CERTAIN piece or parcel or tract of land, situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 718 on the map or plan of Section F of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for Monroe County in Plot Book No. 9 at Page No. 139, bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly line of Deer Run Road and at the western-most corner of Lot No. 717; thence southwestwardly along the southeasterly line of Deer Run Road by a curve to the right having a radius of 1840 feet for an arc distance of 85.68 feet to a point; the northern-most corner of Lot No. 719; thence South 34 degrees 34 minutes 10 seconds East along the northeasterly line of Lot No. 719 (a line radial to said curve) for a distance of 178.45 feet to a point North 54 degrees 22 minutes 30 seconds East along a portion of the northeasterly line of Lot No. 708 and a portion of the northwesterly line of Lot No. 709 for a distance of 93.99 feet to a point; thence North 37 degrees 14 minutes 15 seconds West along the southwesterly line of Lot No. 717 (a line radial to said curve) for a distance of 178.91 feet to a point, the place of beginning.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easements as arc contained in prior deeds and instruments forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Fadil

## MONROE LEGAL REPORTER

Ahmetaj, married, by Deed from Mark Frederick Peterson and Susan Mende Peterson, h/w, dated 09/20/2003, recorded 09/26/1003 in Book 2168, Page 5995.

PARCEL #1

TAX CODE: 19/11A/1/65

TAX PIN: 19630604526903

PARCEL #2

TAX CODE: 19/11A/1/269

TAX PIN: 19630604525835

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FADIL AHMETAJ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8336 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

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

BEGINNING at a point on the southerly side of Mohawk Trail and being common corner with a twenty foot drainage easement; thence along said easement South six degrees forty-eight minutes ten seconds West one hundred fifty feet to a pipe in line of land now or late of the Brown Development; thence along said Brown Development North eighty-three degrees eleven minutes fifty seconds West one hundred ten feet to a pipe; thence along Lot No. 105 of the hereinafter designated Plan of Lots North six degrees forty-eight minutes ten seconds East one hundred fifty feet to a point on the southerly side of the aforesaid Mohawk Trail; thence along the southerly side of the Mohawk Trail South eighty-three degrees eleven minutes fifty seconds East one hundred ten feet to the place of BEGINNING.

BEING Lot No. 104 on a Plan of Lots known as Subdivision of Lands of Frank J. Young, Stroud Township, Monroe County, Pennsylvania, 2 February 1970, Leo A. Achterman, Jr., P.E., and being the same Plot Plan as recorded in the Office for the

Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 13, Page 37.

TITLE TO SAID PREMISES VESTED IN Christina A. Catalano and Kevin Scott Strunk and Christina M. Strunk, his wife, by Deed from Christina A. Gasink, a/k/a Christina A. Catalano, widow, dated 09/13/2004, recorded 09/15/2004 in Book 2202, Page 962.

TAX CODE: 17/4A/2/10

TAX PIN: 17730109066540

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN SCOTT STRUNK

CHRISTINA M. STRUNK

CHRISTINA A. CATALANO

A/K/A CHRISTINA A. GASINK

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8350 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014**

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

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

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania and being lot No. 320 on the map or plan bearing title of legend 'Section G-II Locust Lake Village, Tobyhanna Township, Monroe County, PA 17 February 1967 Leo A. Achterman, Jr., P.E. East Stroudsburg, PA.', bounded and described as follows, to wit:

Beginning at a point in the Westerly line of Beech Lane and at the Southeasterly corner of lot No. 319; thence Southwardly along the Westerly line of Beech Lane by a curve to the left having a radius of 1300 feet for an arc distance of 105.19 feet to a point; thence North 74 degrees 45 minutes West for a distance of 180 feet to a point; thence North 15 degrees 15 minutes East for a distance of 120.02 feet to a point; thence South 70 degrees 6 minutes 50 seconds east along the Southerly line of lot No. 319 (a line radial to said curve) for a distance of 184.86 feet to a point, the place of beginning.

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES VESTED IN Shawn M. McIvor, by Deed from Robert Pace and Doreen Pace, dated 12/21/2007, recorded 01/18/2008 in Book 2325, Page 5619.

TAX CODE: 19/11B/1/66  
TAX PIN: 19630604642320

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHAWN M. MCIVOR**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8363 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN condominium situate in the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania being known and designated as Unit Number 903, Being a unit in the Foxfire Condominium, as designated in the declaration of condominium of Foxfire Condominium, recorded on March 8, 1984, in Monroe County Record Book 1341, Page 91; First Amendment to the Declaration, recorded July 19, 1984 in Monroe County Record Book 1374, Page 310; and amended from time to time, Tenth Amendment to the Declaration recorded February 15, 1994 in Monroe County Record Book 1936, Page 1128, and final plats and plans for Foxfire Condominiums as recorded in Monroe County Plot Book 62, Page 500.

Together with all right and title and interest being a .4532% percentage undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominiums and Amendments.

Being the same property conveyed to Robert M. McMahon and Frank Fiore by deed from Pauline Beatrice Lucas and Elizabeth C. Lambusta recorded 08/02/2005 in Deed Book 2234 Page 5927. in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

Tax Parcel No.: 10/117709/B903  
PIN NO. 10635510468159B903  
Commonly known as 200 Oak Street, Apt 903, Mount Pocono, PA 18344

TITLE TO SAID PREMISES IS VESTED IN Robert M. McMahon, individually and Frank Fiore, Individually, their heirs and assigns, by deed from Pauline Beatrice Lucas, widow and Elizabeth C. Lambusta, Married, dated 7/19/2005 and recorded 8/2/2005 in Book 2234 Page 5927.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT M. MCMAHON  
FRANK FIORE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHANDRA M. ARKEMA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8381 CIVIL 2003, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, being Lot No. 21 as shown on a map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, page 92, bounded and described as follows, to wit: BEGINNING at an iron in the northerly side of Colleen Drive being a corner of Lot No. 20, Mountain View Estates, thence along Lot No. 20, the following two courses and distances:

(1) North 41°32'00" West (Magnetic Meridian) for 106.61 feet to an iron,  
(2) North 26°16'48" West for 226.35 feet to an iron, a corner of Lot No. 14, Mountain View Estates, thence along Lot No. 13 and Lot No. 14, North 55°00'00" East for 152.77 feet to an iron, a corner of Lot No. 22, Mountain View Estates, thence along Lot No. 22 the following two courses and distances:

(1) South 26°16'48" East for 236.95 feet to an iron;  
(2) South 43°09'21" East for 75.00 feet to an iron in the northerly side of Colleen Drive, thence in the northerly side of Colleen Drive the following two courses and distances:

(1) South 46°50'39" West for 134.77 feet to an iron;  
(2) on a curve to the right having a radius of 600.00 feet and an arc length of 16.99 feet to the place of BEGINNING. CONTAINING 1.1158 Acres more or less.

## MONROE LEGAL REPORTER

TAX CODE 20/90000  
PIN #20632100939656

BEING the same premises which Donald G. Kishbaugh, Martha Ann Kishbaugh, husband and wife and Steven P. Parisi and Colleen Parisi, husband and wife, and by her Attorney-in-Fact, Steven P. Parisi, by Deed dated September 20, 1997 and recorded in the Office of the Recorder of Deeds of Monroe County on September 26, 1997, at Deed Book Volume 2040, Page 4320, granted and conveyed unto Benjamin Headen, Jr., Pamela Banks and Benjamin Headen, Sr.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Mountain View Estates, dated July 3, 1996 and recorded July 17, 1996 in the Monroe County Record Book Volume 2027, page 3148.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BENJAMIN HEADEN, JR.

**PAMELA BANKS  
BENJAMIN HEADEN, SR.**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8403 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot Number 432, Section No. K, as shown on map of A Pocono Country Place, Inc., on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 24, at pages 1, 3 and 5.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Eric McQueen, single, by Deed from Antonio Polanco and Ada Polanco, his wife, dated 05/31/2007, recorded 06/07/2007 in Book 2307, Page 4884.

TAX CODE: 3/9E/1/331  
TAX PIN: 03635920916933

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC MCQUEEN

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. ZUCKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8462 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
PARCEL 1:

ALL THAT CERTAIN lot, parcel or piece of land SITUATE in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, designated as Lot No. 5782, Section D1, according to a Plan of Emerald Lakes, recorded in the Office for recording of Deeds, and for recording of Deeds, in and for Monroe County, Pennsylvania, in Plot Book 19 at page 111.

PARCEL 2:  
ALL THAT CERTAIN lot, parcel or piece of land SITUATE in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, designated as Lot No. 5781, Section D1, according to a Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book 19 at page 111  
BEING the same premises which Victor M. Figueroa, Jr. and Alba E. Figueroa, husband and wife by Deed dated June 3, 2003 and recorded July 30, 2003 in the Office of Recorder of Deeds in and for Monroe County in Deed Book 2158 Page 8366, granted and conveyed unto Victor M. Figueroa, Jr. and Alba E. Figueroa, husband and wife.

TAX ID: 20/1C/1/399  
PIN: 20634404710488  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALBA E. FIGUEROA  
VICTOR M. FIGUEROA, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform



## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8530 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

BY VIRTUE OF a Writ of Execution, No. 8530-Civil-2012, issued out of the Court Common Pleas of Monroe County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Stroudsburg, Monroe County, Pennsylvania, all rights, title and interest of the Defendant in and to:

ALL THE FOLLOWING lot situate in **Stroud Township**, Monroe County, Pennsylvania, being Lot No. 180, Section C, as more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as recorded in the Monroe County Recorder of Deeds in Plot Book Volume 32, pages 105, 133.

BEING THE SAME PREMISES conveyed Maurice M. Baer and Phoebe Baer, husband and wife, to John W. Miller by Deed dated November 7, 1995, and recorded in Monroe County on December 5, 1995, in Record Book 2020, at page 7022.

TOGETHER with all and singular building, improvements, ways, streets, driveways, alleys, passages, waters, watercourse, liberties, privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

PIN: #17639203244374

PARCEL: #17/15D/1/185

KNOWN AS: Lot Number 180, Section C, Lakeside Drive Penn Estates, Stroud Township, Monroe County, Pennsylvania 18320.

IMPROVEMENTS THEREON CONSIST OF residence known as Lot 180, Section C, Lakeside Drive, Penn Estates, Analomink, Stroud Township, Pennsylvania 18320.

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against John W. Miller and will be sold by: Sheriff of Monroe County, Todd A. Martin

**SEIZED AND TAKEN IN EXECUTION AS THE**

### PROPERTY OF: JOHN W. MILLER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID K. BROWN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8631 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 541, Section H as shown on map of A Pocono Country Place on file in the Records Office at Stroudsburg Pennsylvania in Plot Book #19, page 21, 23 and 25.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TITLE TO SAID PREMISES VESTED IN Edward Rodriguez and Catherine Rodriguez, h/w, by Deed from Chapel Creek Homes, Inc., a Pennsylvania Corporation, dated 07/29/1996, recorded 08/01/1996 in Book 2027, Page 7853.

TAX CODE: 03/8E/1/490

TAX PIN: 03635805089580

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: EDWARD RODRIGUEZ  
CATHERINE RODRIGUEZ**

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 864 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, being Unit No. 60, as is more particularly set forth on the Plot Stones Throw, Phase II, East Stroudsburg, Pennsylvania, as same is duly recored in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume NO. 59 at Page No. 207, more particularly bounded and described as follows to wit:

BEGINNING at a point on the northwesterly line of Jade Avenue, from which Base Line Point 'A', as shown on a plan titled 'Final Site Plan - Phase 2, STONES THROW, a Planned Residential Development; Developer A.C. Henning Enterprises, Stroudsburg, Pa.; Borough of East Stroudsburg, Monroe County, PA' prepared by R.K.R. Hess Associates, dated March 1, 1987, and revised July 15, 1987 and recorded in Monroe County Map File No. 59-207, bears South 00 degrees 04 minutes 01 seconds West distant 659.87 feet, also from which Base Line Point 'C' bears South 49 degrees 07 minutes 02 seconds West distant 390.99 feet; thence along said northwesterly line of Jade Avenue along a curve to the left having a radius of 525 feet for an arc distance of 24.16 feet (chord bearing and distance being South 61 degrees 10 minutes 27 seconds West 24.16 feet) to a point; thence by Common Area No. 6 North 57 degrees 59 minutes 41 seconds East 24.125 feet to a point; thence by Unit 59 South 32 degrees 00 minutes 19 seconds East 95.51 feet to the place of BEGINNING.

CONTAINING 2286 square feet more or less.  
BEING Unit No. 60 on the aforementioned plan.

This property is subject to restrictions and covenants contained in a certain Declaration of Protective Covenants and Easements pertaining to land known as 'Stones Throw' dated September 18, 1986 and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Record Book Volume No. 1512, at Page No. 752, et seq.

TITLE TO SAID PREMISES VESTED IN Ruth M. Grape, by Deed from Guy A. Greenfield and Linda C. Greenfield, h/w, dated 05/20/2005, recorded 05/24/2005 in Book 2226, Page 4716.

TAX CODE: 05-6/2/4/20-60

TAX PIN: 05730108985216B60

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
RUTH M. GRAPE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8914 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described, with bearings from magnetic meridian of 1925, as follows, to wit:

BEGINNING at a stake on the West side of the Public road and in line of land of Joseph H. Snyder; thence by said Snyder's land North 32 degrees 45 minutes West 454 feet to a stake; thence by land of Rodger Mackes North 53 degrees 15 minutes West 282 feet to a dead gum tree; thence by land of Edward F. Rinker et ux and of which this was a part North 46 degrees East 370 feet to a hickory tree on the East side of public road; thence by the same South 34 degrees 45 minutes East 348.5 feet to a hickory tree on the East side of public road; thence still by the same South 26 degrees 45 minutes East 143.5 feet to a point in the road; thence still by the same South 13 degrees 45 minutes East 167 feet to point in the road; thence still by the same South 23 degrees 15 minutes West 252 feet to the place of BEGINNING. CONTAINING 4.42 acres, be the same more or less.  
PIN No. # 07627800378855

PARCEL No. # 7/10/1/28

BEING THE SAME PREMISES which Carl Lawrence Dennis, Married, by Deed dated December 18, 2002 and recorded on the same date in the Office of the Recorder of Deeds in and for the County of Monroe at Deed Book Volume 2139, Page 8054, granted and conveyed unto Gazi Abdulhay and Suzanne M. Abdulhay, husband and wife, the within mortgagors, their heirs and assigns.

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: GAZI ABDULHAY  
SUZANNE M. ABDULHAY  
HUSBAND AND WIFE**

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS A. CAPEHART,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9003 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 152, Section C, as shown on map of A Pocono Country Place, on file in the office for the recording of Deeds in and for the County of Monroe in Plot Book No. 18, at Pages 63 and 65.

TITLE TO SAID PREMISES VESTED IN Lesli Williams, by Deed from Coastal Environmental, Inc., dated 12/16/2003, recorded 12/22/2003 in Book 2177, Page 4666.

TAX CODE: 03/8B/1/124  
TAX PIN: 03635819516728

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9171 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH  
ALL THAT CERTAIN tract or parcel of land situate in

the Township of Paradise, County of Monroe, Pennsylvania bounded and described as follows:

BEGINNING at a found iron pipe on the northerly sideline of Koerner Road (Township Route 559) (33 feet wide) and common corner to lands, now or formerly, J.C. Christian, said point being also located the following five (5) courses and distances from the end of the curved northeast corner of the intersection of said Koerner Road and Devil's Hole Road (Township Route 561) (33 feet wide), 1) North 56 degrees 20 minutes 00 seconds East, along the said northerly sideline of said Koerner Road, a distance of 221.56 feet to a point of curvature; 2) On a curve to the left, with a radius of 500.00 feet, still along the said northerly sideline of said Koerner Road, an arc distance of 230.18 feet to a point of tangency; 3) North 29 degrees 57 minutes 24 seconds East, still along the said northerly sideline of said Koerner Road, a distance of 187.71 feet to a point of curvature; 4) On a curve to the right, with a radius of 1025.00 feet, still along the said northerly sideline of said Koerner Road an arc distance of 76.85 feet to a point of tangency; 5) North 34 degrees 15 minutes 08 seconds East, still along the said northerly sideline of said Koerner Road, a distance of 258.87 feet being the point of BEGINNING and extending; thence,

1. South 34 degrees 16 minutes 08 seconds West, along the northerly sideline of said Koerner Road, a distance of 258.87 feet to a point in Devil's Hole Creek; thence,

2. North 55 degrees 44 minutes 52 seconds West, along said Devil's Hole Creek, a distance of 220.00 feet to a point, thence,

3. South 80 degrees 00 minutes 21 seconds West, still along said Devil's Hole Cree, a distance of 250.00 feet to a point; thence,

4. North 54 degrees 59 minutes 39 seconds West, still along said Devil's Hole Creek, a distance of 199.62 feet to a point in line of lands, now or formerly V.B. Carnahan; thence,

5. North 47 degrees 28 minutes 24 seconds East, aslong said lands, now or formerly, V.B. Carnahan, a distance of 524.44 feet to a point and corner of lands, now or formerly, H.G. Berke; thence,

6. North 54 degrees 49 minutes 11 seconds East, along said lands, now or formerly, H.J. Berke, a distance of 516.47 feet to a point and corner to lands, now or formerly, G.P. Koerner; thence,

7. South 20 degrees 57 minutes 00 seconds West, along said lands, now or formerly, G.P. Koerner, and along lands, now or formerly, R.E. Dunlap, Jr., and partly along lands, now or formerly, D.C. Pope, a distance of 287.00 feet to a point; thence,

8. South 41 degrees 27 minutes 11 seconds West, partly along said lands, now or formerly, D.C. Pope, and along lands, now or formerly, J.C. Christian, a distance of 260.00 feet to a corner to same; thence,

9. South 50 degrees 05 minutes 00 seconds East, still along said lands, now or formerly, J.C. Christian, a distance of 265.18 feet to a point on the northerly sideline of Koerner Road, being the point and place of BEGINNING.

PREMISES: KOERNER ROAD, CRESCO, PA  
BEING the same premises which George P. Fox and June E. Fox, husband and wife, by indenture bearing date the 23rd day of February, 2007 and being recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on the 26th day of February, 2007 in Deed Book Volume 2297 page 4813, granted and conveyed unto George K. Strunk and Debra L. Strunk, husband and wife.  
TAX PARCEL NO.: 11/5/1/19-8  
PIN NO.: 11-6376-03-01-2523

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF:  
GEORGE K. STRUNK  
AND DEBRA L. STRUNK, H/W**

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

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unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES V. FARERI, Esquire  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 91 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Jackson Township**, Monroe County, Pennsylvania, being shown as Lot #102 on the map or site plan of Northridge at Camelback, Phase 1, Coolmoor Corporation, owner/developer, dated April 2, 1990 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, on September 18, 1990, in map File No. 62-410.

UNDER AND SUBJECT to the notes as shown on the above recited plan.

UNDER AND SUBJECT to the protective covenants, conditions, easements, affirmative obligations, and restrictions, which are covenants running with the land, contained in the Northridge at Camelback Amended Declaration of Protective Covenants and Restrictions, dated March 22, 1990, amended November 12, 1991, recorded in the aforesaid Recorder's Office in Record Book Vol. 1802, page 126, and any amendments thereto as may be made from time to time.

UNDER AND SUBJECT to the terms and conditions of the Northridge at Camelback Trust Document and Deed of Conveyance between Coolmoor Corporation and First Eastern Bank, N.A., Trustee, dated March 22, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1730, page 1024, amended by an Amendment dated November 1, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1760, page 0745, and any amendments thereto as may be made from time to time.

UNDER AND SUBJECT to the easements, rights and privileges reserved by Camelback Ski Corporation, for itself and its successors and assigns, in the Deed from Camelback Ski Corporation to Coolmoor Corporation, dated January 23, 1990, and recorded, as aforesaid, in Record Book Vol. 1729, page 1133, and which were made applicable to the premises conveyed to Coolmoor Corporation by Incline Development Corporation by Deed dated August 9, 1990, and recorded in the aforesaid Recorder's Office in Record Book Vol. 1746, page 1436, by virtue of an Agreement dated December 4, 1990, recorded in the aforesaid Recorder's Office in Record Book Vol. 1761, page 1262.

The Grantees, for themselves, and on behalf of their heirs and assigns, by their acceptance and recording of this Deed, acknowledge that this conveyance is subject in every respect to the aforesaid Declarations of Protective Covenants and Restrictions, as amended, and the Northridge at Camelback Trust Document and Deed of Conveyance, as amended, and any amendments to the same which may, from time to time, be made; they further acknowledge that each and every provision of both such documents is

essential to the successful operation and management of Northridge at Camelback and are in the best interests and for the benefit of all owners therein; and they covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid documents.

The Grantees, for themselves and their heirs and assigns, further acknowledge by the acceptance and recording of this Deed, that additional lands and residential units may be added to the planned residential development known as Northridge at Camelback, subject to necessary government approvals and permits being had and obtained.

TITLE TO SAID PREMISES VESTED IN Anthony Musumeci, single and Alice Yunkerwich, single, as joint tenants with the right of survivorship, by Deed from Raymond Beyer and Deborah Beyer, his wife, dated 12/10/2003, recorded 12/12/2003 in Book 2176, page 7132.

TAX CODE: 08/111164

TAX PIN: 08635320811518

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALICE YUNKERWICH A/K/A ALICE YUNKERWICH ANTHONY MUSUMECI**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9326 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

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

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

Beginning in the center of U.S. Highway Route No. 611 at a point North 27 degrees West 577 feet from the property line of Lynch and Cole on the northwest side of an eighteen feet drive; thence along the northwest side of said eighteen feet drive South 63 degrees West 468 feet to stake in stones, corner of other lands of the Grantors hereof; thence by other lands of the Grantors North 27 degrees West 350 feet

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to a stake in the stones; thence still by other lands of the Grantors 63 degrees East 468 feet to the center line of U.S. Highway Route 611; thence along the center of said highway South 27 degrees East 350 feet to the place of beginning.

Being the same premises which Charles L. Wilson and Susan A. Wilson, his wife, by indenture dated 04/22/85 and recorded 04/23/85 in the Office of the Recorder of Deed in and for the County of Monroe in Record Book 1443 Page 389, granted and conveyed unto John M. Sweeney and Dorothy V. Sweeney, his wife.

And the said, John M. Sweeney, has since departed this life on 08/15/2002, leaving his portion of title vested in Dorothy V. Sweeney, his wife.

Being the same premises which Colleen Sweeney, daughter and as agent for Dorothy V. Sweeney, mother, by deed dated January 2nd, 2006 and recorded April 27th, 2007 in the Office of the Recorder of Deeds in and for the City of Tobyhanna, County of Monroe, Pennsylvania, in Book 2303, Page 5530, granted and conveyed unto Colleen Sweeney, daughter.

**NOTICE** - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify and legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments if any).  
Being Known As: Route 611, Tobyhanna, PA 18466  
TAX CODE: 3771/41-1  
PIN NO.: 03635703006376

**TITLE TO SAID PREMISES IS VESTED IN** James B. Robinson and M. Patricia Robinson, as Tenants by the Entirety by deed from Colleen Sweeney dated 04/30/2007 recorded 05/22/2007 in Deed Book 2305 Page 8905.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: M. PATRICIA ROBINSON**  
**A/K/A MARY P. ROBINSON**

**JAMES B. ROBINSON**  
**A/K/A JAMES B. ROBINSON, JR.**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELIZABETH WASSALL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9379 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot or piece of ground situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, as shown on an overall plan of subdivision prepared by Irick, Eberhardt & Mientus Inc. dated 11-2-2003, last revise 11-2-2004 and recorded on 2-14-2005 in Monroe County Recorder of Deeds Office in Map Book 77 Pages 43-49.

Being Known As: 904 Daffodil Drive a/k/a 741 Blue Mountain Lake, East Stroudsburg, PA 18301

TAX CODE: 17/97959

PIN NO.: 17730303202454

**TITLE TO SAID PREMISES IS VESTED IN** Emmanuel Augustus and Grace Omiunu, as joint tenants with right of survivorship by deed from BML At Mountain View, L.P., a Pennsylvania limited partnership by its general partner BML At Mountain View, LLC dated 06/20/2006 recorded 09/05/2006 in Deed Book 2279 Page 7878.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EMMANUEL AUGUSTUS**  
**GRACE OMIUNU**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9560 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

## MONROE LEGAL REPORTER

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 67, Section No. G, as shown on Map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 17 and 19.

UNDER AND SUBJECT TO conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Jeffrey A. Albeck and Margaret Elizabeth Albeck, his wife, as tenants by the entireties, by Deed from Jeffrey A. Albeck, dated 02/22/2000, recorded 07/31/2001 in Book 2101, Page 4367.

TAX CODE: 03/8D/1/282

TAX PIN: 03635810450887

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEFFREY A. ALBECK MARGARET ELIZABETH ALBECK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ZACHARY JONES,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9680 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

All that certain lot, piece or parcel of ground lying and being situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, designated at Lot #26 on that certain subdivision plan titled "Phase 1 Sheet A-1, Northpark Estates, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 4, 1992, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book Volume 64, Page 217.

Under and subject to all conditions, covenants and restrictions as of record.

Title to said Premises vested in Charles Walson and Bobbie Walson, husband and wife by Deed from Mary A. Ruperto k/k/a Mary A. Gentile, widow dated 10/19/2007 and recorded 10/23/2007 in the Monroe County Recorder of Deeds in Book 2319, Page 2463. Being known as 26 Park Street, East Stroudsburg, PA

18301

Tax Parcel Number: 09/88784

Pin Number: 973430147578-3

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BOBBIE WALDON  
CHARLES WALDON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

CRAIG OPPENHEIMER, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9729 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel, and tract of land situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot No. 693 Section K (Ext.), Shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plat Book No. 24, Pages 51, 53, and 55.

UNDER AND SUBJECT TO covenants, conditions, easements and restrictions which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Christopher D. Gonzales, by Cheryl Gonzales, as Attorney In Fact, by Deed from Tadas Sviderskis and Helen Sviderskis, his wife, dated 09/04/2007, recorded 09/25/2007 in Book 2317, page 965.

TAX CODE: 03/9F/1/339

TAX PIN: 03636913131351

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER D. GONZALES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ZACHARY JONES,  
ESQUIRE

# MONROE LEGAL REPORTER

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

## PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9767 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 77, Section Three, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 57.

BEING KNOWN AS: Lot 77 Section 3 Lake of the Pines, Bushkill PA 18324 a/k/a 77 Woodcrest Lane, East Stroudsburg, PA 18301

TAX CODE: 9/4C/3/121  
PIN NO.: 09734403435169

TITLE TO SAID PREMISES IS VESTED IN Gerlie A. Alvarez, a married woman by deed from One Stop Realty, Inc. dated 08/30/1006 recorded 09/05/2006 in Deed Book 2279 Page 8599.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GERLIE A. ALVAREZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STUART WINNEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

## PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9999 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Township of Tobyhanna**, County of Monroe State of Pennsylvania:

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Tobyhanna, County of Monroe and Stage of Pennsylvania, marked and designated as Lot No. 610, Section B, as shown on "Plotting of Stillwater Lake Estates, Inc., Tobyhanna Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania in Plot Book No. 8, Page 158. Being Known As: 610 Stillwater Drive, a.k.a. HC 89 Box 63, Pocono Summit, PA 18346

TAX CODE: 19/4B/1/121/1  
PIN NO.: 19634504733395

TITLE TO SAID PREMISES IS VESTED IN Rafael Dionysius, Individually by deed from Michael Bartell and Jo-Ann Bartell, his wife dated 07/28/2000 recorded 08/02/2000 in Deed Book 2082 Page 2642.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAFAEL DIONYSIUS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11

## PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2784 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, APRIL 24, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot/Lots 583, Section K (Ext), as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 51, 53 & 55.

## MONROE LEGAL REPORTER

BEING further identified as Tax Parcel ID# 3/9F/1/249.

Being the same premises which A Pocono Country Place, a Pennsylvania corporation, by deed dated July 6, 1977 and recorded in Deed Book 809, page 58 granted and conveyed to, Ronald C. Harding and Geraldine J. Harding, his wife, Grantors herein, in fee.

TOGETHER with all singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof;

AND ALSO, All the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of, in and to the said premises, which the appurtenances;

UNDER AND SUBJECT to Declaration or Restricted Covenants recorded November 26, 1974 in Deed book 598, Page 309 and attached hereto as Schedule "A".

TO HAVE AND TO HOLD the premises, with all and singular the appurtenances unto the Grantee, his heirs and assigns, to the only proper use, benefit of the Grantee, his heirs and assigns forever.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

AND the Grantors do hereby covenant and agree to and with the Grantee that the Grantors, his heirs, executors, administrators SHALL and WILL SPECIALLY WARRANT and forever DEFEND the hereinabove described premises, with the hereditaments and appurtenances, unto the Grantee, his heirs and assigns, against the Grantors and against every other person or persons, whosoever lawfully claiming or to claim the same or any part thereof.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

FURTHER UNDER AND SUBJECT to any and all easements and/or rights of way which may appear in the chain of title.

TOGETHER with all and singular the rights, liberties, privilege, hereditament, and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claim and demand at and immediately before the time of his death, in law or equity, or otherwise howsoever, of, in to or out of the same.

To have and to hold the said messuage or tenement and tract of land, hereditaments, and premises hereby granted or mentioned, or intended so to be, with the appurtenances, to the party of the second part, her heirs and assigns, to the only proper use and behoof of the party of the second part, her heirs and assigns forever.

BEING the same premises conveyed to Pio A. Rosas, by deed of Ronald O. Harding and Geraldine J. Harding his wife, dated July 13, 2001 and recorded July 16, 2001 in the Office of the Recorder of Deeds of Monroe County in Deed Book 2100 at page 4555 et seq.

Subject to the same exceptions, reservations, restrictions, conditions, easements, rights-of-way, and instruments of title as the same may appear in the chain of title or by a visible inspection of the premises.

The property identification number of the above described parcel: 3/9F/1/249  
PIN# 03636913144065

This property is improved with a residence.  
ADDRESS: 1309 Winding Way, Coolbaugh Township, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PIO A. ROSAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES T. SHOEMAKER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 28; April 4, 11