

**PUBLIC NOTICE  
CIVIL ACTION  
COURT OF COMMON PLEAS  
MONROE COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2019-04034  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Reverse Mortgage Solutions, Inc., Plaintiff  
v.

Beverly Ann Foelker a/k/a Beverly A. Foelker, Individually and as Executrix and Heir of the Estate of Jane S. Foelker, Defendant

To: Beverly Ann Foelker a/k/a Beverly A. Foelker, Individually and as Executrix and Heir of the Estate of Jane S. Foelker, Defendant

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, PA docketed to No. 2019-04034, seeking to foreclose the mortgage secured on your property located, 505 Park Avenue, Stroudsburg, PA 18360.

**NOTICE**

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

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

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

LAWYERS REFERRAL SERVICE

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

RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Shanney Myers, Esq. ID No. 321211  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

PR - July 26

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
43rd JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

MONROE UPSET 2016 LLLP  
NO. 6773 CV 2018  
Plaintiff

vs.  
ROY MULLER  
Defendant

**COMPLAINT IN PARTITION**

Pursuant to Pennsylvania Rule of Civil Procedure 430(b)(1), this Honorable Court ordered on July 1, 2019 that the service of Notice and Complaint be

served by publication upon the defendant, Roy Muller, or a default judgment may be entered against you.

**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 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 objection to the claims set forth against you. You are warned that if you fail to do so the cause may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

TAKE NOTICE that Monroe Upset 2016 LLLP, plaintiff in the above action, has filed a complaint in the Court at the above term and number in a partition action to all that certain tract of land, located at 6 Candlewood Lane, Mount Pocono, Monroe County, Pennsylvania, Tax Code No. 10/2A/1/104.

Plaintiff alleges that Plaintiff and Defendant are the owner of the premises and that Plaintiff is entitled to partition of the premises and accounting under the partition statute.

WHEREFORE, the plaintiff requests that the court enter an Order of Partition and schedule hearing on the accounting under the Partition Statute.

DANIEL P. LYONS, ESQUIRE  
Attorney I.D. #38048  
11 North 8th Street  
Stroudsburg, PA 18360  
(570) 421-0454  
Attorney for Plaintiff

PR - July 26

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9956 CV 2018**

CLUB EXPLORIA, LLC, Successor by Merger to CRE HRP, LLC, f/k/a HRP Corp, t/d/b/a SLEEPY HOLLOW FARM, Plaintiff,

Vs.  
YVETTE BRADLEY and DOLORES ROSE, Defendants.

TO: YVETTE BRADLEY and DOLORES ROSE  
The Plaintiff, CLUB EXPLORIA, LLC, Successor by Merger to CRE HRP, LLC, f/k/a HRP Corp, t/d/b/a Sleepy Hollow Farm, has commenced a civil action against you. The civil action seeks a judgment by the Court quieting title to certain real property in favor of Plaintiff and divesting you of any legal or equitable interest you may have in that property. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

Plaintiffs. You may lose money or property or other rights important to you.

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

**Monroe County Bar Association**

Find a Lawyer Program

913 Main Street

Stroudsburg, PA 18360

Telephone (570) 424-7288

Fax (570) 424-8234

Geoffrey S. Worthington, Esquire

DURNEY & WORTHINGTON, LLC

Suite 8, Merchants Plaza

P. O. Box 536

Tannersville, PA 18372

PR - July 26

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

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

In Re:

• **ESTATE OF JOHN H. BREINING, JR., DECEASED**

Late of Township of Stroud

First and Final Account of

John H. Breining III, Administrator

• **ESTATE OF ELEANOR SCHADE, DECEASED**

Late of Township of Tunkhannock

Account of Eleanore L. Schutz, Executrix

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 5th day of August, 2019, at 9:30 a.m.

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

GEORGE J. WARDEN

Clerk of Orphans' Court

PR - July 19, July 26

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF ALBERT C. TRANSUE**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Janet L. Lewis, Executrix

749 Blue Mountain Drive

Bangor, PA 18013

Richard E. Deetz, Esq.

1222 North Fifth Street

Stroudsburg, PA 18360

PR - July 12, July 19, July 26

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ALICE M. GETZ**

Late of Polk Township, Monroe County, Pennsylvania.

Letters of Testamentary in the above estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Robert B. Getz, Executor

Anna Lou Smale, Executor

Glen L. Getz, Executor

Lawrence G. Getz II, Executor

Barry A. Getz, Executor

c/o

Nanovic Law Offices

attn: James R. Nanovic

57 Broadway

P.O. Box 359

Jim Thorpe, PA 18229

PR - July 12, July 19, July 26

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **ALVESTA E. GOUGER**, late of 604 Wizac Avenue, 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 to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address without the County where notice may be given to Claimant.

Ronald F. Gouger, Executor

1522 Wallace Street

Stroudsburg, PA 18360

WILLIAM J. REASER JR., ESQ.

111 NORTH SEVENTH STREET

STROUDSBURG, PA 18360

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Anthony John Regan, Sr. a/k/a Anthony J. Regan**, deceased

Late of Coolbaugh Township, Monroe County

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

Ryan Keith Ellis, Executor

c/o

Timothy B. Fisher II, Esquire

FISHER & FISHER LAW OFFICES

P.O. Box 396

Gouldsboro, PA 18424

PR - July 12, July 19, July 26

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

**PR - July 19, July 26, Aug. 2**

**PUBLIC NOTICE  
ESTATE NOTICE**

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

**PR - July 19, July 26, Aug. 2**

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF DERRICK WILSON**, late of Smithfield Township, Monroe County,  
**LETTERS OF ADMINISTRATION** in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.  
 Gloria M. Wilson, Administrator  
 3000 Bronx Pike East, 1H  
 Bronx, NY 10467

**JOSEPH P. McDONALD, JR., ESQ.**  
 1651 West Main Street  
 Stroudsburg, PA 18360

**PR - July 12, July 19, July 26**

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF JEANNE MARTIN**, late of the Borough of Mount Pocono, 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 within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Lori J. Cerato, Executrix  
 729 Sarah Street  
 Stroudsburg, PA 18360

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

**PR - July 26, Aug. 2, Aug. 9**

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

**PR - July 12, July 19, July 26**

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of **Lyndon Newel a/k/a Lyndon R. Newel**, late of Hamilton Township, Monroe County, Pennsylvania, deceased.  
**LETTERS TESTAMENTARY** in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (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.  
 Robyne J. Newell, Executrix  
 c/o  
 Daniel M. Corveleyn, Esquire  
 712 Monroe Street  
 Stroudsburg, PA 18360

**NEWMAN, WILLIAMS, MISHKIN,  
 CORVELEYN, WOLFE & FARERI, P.C.**  
 By: Daniel M. Corveleyn, Esq.  
 712 Monroe Street  
 Stroudsburg, PA 18360-0511

**PR - July 12, July 19, July 26**

**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF Margaret M. Vitosky**, Deceased April 28, 2018, of Kunkletown, Monroe County.  
 Letters Testamentary in the above named estate have been granted to the undersigned.  
 All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant, c/o Executrix.  
 Executrix: Margaret M. Horn  
 Law Office of David A. Martino, Esquire  
 1854 PA Rte 209, P.O. Box 420  
 Brodheadsville, PA 18322

**PR - July 12, July 19, July 26**

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF Norman W. Kolment a/k/a Norman Kolmente, Deceased May 6, 2019, of Ross Township, Monroe County.

Letters Testamentary in the above named estate have been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant, c/o Executor: Ronald Kolment

Law Office of David A. Martino, Esquire  
1854 PA Rte 209, P.O. Box 420  
Brookheadsville, PA 18322

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Paul D. Wallace Jr., late of 267 Correll Road, Kunkletown, County of Monroe, State of Pennsylvania.

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

Michael P. Wallace  
405 Lonesome Lane  
Palmerton, PA 18071  
or to her attorney:

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

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF PAUL E. SMEE, late of Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania.

LETTERS of ADMINISTRATION in the above named estate having been granted to the undersigned on June 11th 2019, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, 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.

Brian Smee, Administrator  
6521 Dibble Avenue NW  
Seattle, Washington 98117

Joseph P. McDonald, Jr., Esq., P.C.  
1651 West Main Street  
Stroudsburg, Pennsylvania 18360

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Paul S. Turcsik, late of Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania, Date of Death 02/04/19

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 executrix within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim,

duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Margaret Joyce, Executrix  
8 Trevino Road  
Flanders, NJ 07836

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Roy K. Erickson, a/k/a Roy Kenneth Erickson, late of the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, DECEASED:

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

Robert Roy Erickson, Executor  
c/o his attorney:

Beth A. Dobis Beers  
Attorney at Law  
315 E. Main Street  
Bath, PA 18014

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Virginia Rolser late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Jennifer Ann Petrelli  
2793 Pocono Circle  
Bartonsville, PA 18321

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of William E. Laib, deceased  
Late of Coolbaugh Township, Monroe County

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

Patricia Laib, Executrix  
c/o

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

PR - July 26, Aug. 2, Aug. 9

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of William Rhyder McClure a/k/a W. Rhyder McClure a/k/a Rhyder McClure, deceased  
Late of New York, NY

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof

and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.  
Susan McClure, Executrix  
c/o

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

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

Letters Testamentary have been granted on the **ESTATE OF VERNA K. DENNIS, a/k/a/VERNA KAY DENNIS, DECEASED**, late of Stroudsburg, Pennsylvania, who died on May 29, 2019, to John H. Dennis, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel.

All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

**KING SPRY HERMAN FREUND & FAUL LLC**  
By: Kirby G. Upright, Esquire  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
ESTATE NOTICE**

The Estate of **CARMELLA THERESA EVERITT**, late of the Township of Hamilton, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to decedent to make payments without delay to Executor Joseph E. Everitt or his attorney:

Nicholas R. Sabatine III, Esq.  
16 S. Broadway, Suite 1  
Wind Gap, PA 18091

PR - July 12, July 19, July 26

**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, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is **hipaavideo.net Inc.**

PR - July 26

**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:

**Kirko Lawn Service Inc.**

PR - July 26

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 20th day of JULY 2018, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is:

**Furino Mechanical Contracting, Inc.**

PR - July 26

**PUBLIC NOTICE  
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 29th day of APRIL 2019, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is:

**Eglise Emmanuel Adventiste  
du Septieme Jour.**

PR - July 26

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 2270 - Civil - 2019**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION  
Plaintiff  
vs.**

**ANN S CIFUENTES, ET AL**  
Defendants

**AS TO SEPARATE DEFENDANTS:**

**ANN S CIFUENTES,  
ERIN RAFFERTY,  
DEAN TATE PARKER JR,  
LEWIS R HAWLEY, SURVIVING JOINT TENANT  
BY THE ENTIRETY OF SHARON L HAWLEY,  
DECEASED,  
ROBERTO RODRIGUEZ, SURVIVING JOINT  
TENANT BY THE ENTIRETY OF MILAGROS C  
RODRIGUEZ,  
DECEASED**

The Plaintiff, Deputy House Property Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Deputy House Property Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development. Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER**

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352

Attorneys for Plaintiff

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION  
700 South 21st Street  
Fort Smith, AR 72901  
Telephone: 479/242-8814  
Facsimile: 479/242-2715

PR - July 26

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
No. 660 - Civil - 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION  
Plaintiff

vs.  
BG ASUX LLC, ET AL

Defendants  
AS TO SEPARATE DEFENDANTS:

BG ASUX LLC,  
DOUGLAS C FLEETHAM,  
MARIA ISABEL GIL SANTOS,  
JUAN GARCIA,  
KRIS ROSE TUCKER

The Plaintiff, Ridge Top Village Owners Association, has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to Ridge Top Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of dues, fees, and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

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

HAYES, JOHNSON & CONLEY, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352

Attorneys for Plaintiff  
RIDGETOP VILLAGE OWNERS ASSOCIATION  
700 South 21st Street  
Fort Smith, AR 72901  
Telephone: 479/242-8814  
Facsimile: 479/242-2715

PR - July 26

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
PENNSYLVANIA  
CIVIL ACTION  
COMMERCIAL MORTGAGE  
FORECLOSURE**

HOGAN • McDANIEL

Attorney ID No. 95063

1311 Delaware Avenue

Wilmington, DE 19806

Phone: 302-656-7540

Fax: 302-6567599

email: dckerrick@dkhogan.com

Attorney for Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB  
Plaintiff

vs.

WILLIAM A. REDDING

Defendant

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claim set forth in the following ages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by any 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 further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

PR - July 26

**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. 1911 CV 2019**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

CANDACE S. MOORE, JOHN MOORE

Defendants

**NOTICE**

To CANDACE S. MOORE and JOHN MOORE

You are hereby notified that on March 13, 2019, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to De-



end, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 1911 CV 2019. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 120 AMERICAN WAY, EAST STROUDSBURG, PA 18301-8514 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.**

Lawyer Referral Service:

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

PR - July 26

#### PUBLIC NOTICE NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 19, 2004, a certain mortgage was executed by Raymond G. Gotty and Regina S. Gotty, as mortgagor in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, FSB as mortgagee and was recorded in Office of the Recorder of Deeds of Monroe County in Mortgage Book 2180, page 1959 ("Mortgage"); and

WHEREAS, the Mortgage encumbers property located at 3 Victoria Circle Tobyhanna, PA 18466, parcel number 03/4A/1/2 ("Property"); and

WHEREAS, the Property was owned by Raymond S. Gotty and Regina S. Gotty by virtue of deed dated June 2, 1982 and recorded June 2, 1987 in Book: 1556; Page: 1474; and

WHEREAS, Mortgagor/Record Owner Raymond G. Gotty died on August 23, 2013. By operation of law title vests solely in Regina S. Gotty and Raymond G. Gotty is hereby released of liability pursuant to Pa.R.C.P. 1144. Regina S. Gotty died on April 10, 2015 intestate and is survived by his/her heir(s)-at-law, Luann Gotty and Raymond Gotty ; and

WHEREAS, the Mortgage is now owned by the Secretary of the United States Department of Housing and Urban Development ("Secretary"), pursuant to an assignment recorded on December 10, 2018 in Book 2521, page 4325, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage (paragraph 9 (a)(i)), as Regina S. Gotty died on April 10, 2015, and that upon the death the entire principal balance becomes due and owing, and that no payment was made, and remains wholly unpaid as of the date of this Notice; and

WHEREAS, the entire amount delinquent as of April 18, 2019 is \$190,508.30 plus interest, costs and other charges through the sale date; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness

secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 29, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on June 22, 2018 in Misc. Book: 2512; Page: 3232, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, notice is hereby given that on August 8, 2019 at 10:00 AM at the steps located at the Monroe Street Entrance of the Monroe County Courthouse, which is located at Monroe Street Stroudsburg, PA 18360 all real property and personal property at or used in connection with the following described premises will be sold at public action to the highest bidder.

ALL THE FOLLOWING Lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 3, Section 1, as shown on a map made by A. E. Smith, Registered Surveyor, situated in Coolbaugh Township, Monroe County, Pennsylvania, said map being designated as Section One, Pocono Farms Horse Center, Inc., and duly recorded in Monroe County Plot Book No. 12, Page 59.

BEING known as 341 Avon Circle f/k/a 3 Victoria Circle, Tobyhanna, PA 18466.

BEING parcel number 03/4A/1/2.

The sale will be held on **August 8, 2019 at 10:00 AM** at the steps located at the Monroe Street Entrance of the Monroe County Courthouse, which is located at Monroe Street Stroudsburg, PA 18360. The Secretary of Housing and Urban Development will bid \$190,508.30 plus interest, costs and other charges through the sale date. Ten percent (10%) of the highest bid is the deposit required at the sale.

The amount that must be paid to HUD by the mortgagors or someone acting on their behalf so that the sale may be stayed is the total delinquent amount of \$190,508.30 as of April 18, 2019, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bid, all bidders, except the Secretary, must submit a deposit totaling ten percent 10% of the Secretary's bid as set forth above in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyance fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) days, and a fee will be charged in the amount of \$150.00 for each fifteen (15) day extension requested. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder's deposit will be forfeited, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein.

KML LAW GROUP, P.C.  
Foreclosure Commissioners  
(215-825-6305)

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 2016-07574**

BAYVIEW LOAN SERVICING, LLC  
Vs.

TYRONE M. DUREN

**NOTICE TO: TYRONE M. DUREN  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 7115 GLADE DRIVE, LONG POND, PA 18334

Being in TUNKHANNOCK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 20/1C/1/31  
TAX PIN: 20634301184890

Improvements consist of residential property.  
Sold as the property of TYRONE M. DUREN

Your house (real estate) at 7115 GLADE DRIVE, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on 09/26/2019 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$302,340.46 obtained by, BAYVIEW LOAN SERVICING, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - July 26

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5751 CV 2018**

BANK OF AMERICA, N.A.

vs.

ELIZABETH J. PELLEGRINO A/K/A ELIZABETH PELLEGRINO, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBORAH A. GRIFFITH A/K/A DEBORAH GRIFFITH, MARY A. KEIPER A/K/A MARY KEIPER, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBORAH A. GRIFFITH A/K/A DEBORAH

GRIFFITH and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH A. GRIFFITH, DECEASED

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH A. GRIFFITH, DECEASED**

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

Being Premises: 888 BLACK CHERRY COURT, a/k/a 3312 BLACK CHERRY COURT, LONG POND, PA 18334

Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 19/3D/1/93

Improvements consist of residential property.

Sold as the property of ELIZABETH J. PELLEGRINO A/K/A ELIZABETH PELLEGRINO, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBORAH A. GRIFFITH A/K/A DEBORAH GRIFFITH, MARY A. KEIPER A/K/A MARY KEIPER, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBORAH A. GRIFFITH A/K/A DEBORAH GRIFFITH and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH A. GRIFFITH, DECEASED

Your house (real estate) at 888 BLACK CHERRY COURT, A/K/A 3312 BLACK CHERRY COURT, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on 10/31/2019 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$57,407.81 obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - July 26

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 5802 CV 2018**

PHH MORTGAGE CORPORATION

Vs.

ROBERT M. MAHAN and DONNA MAHAN  
**NOTICE TO: ROBERT M. MAHAN and  
DONNA MAHAN**

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

Being Premises: 40 PINE CREST DRIVE, a/k/a 715 PINECREST DRIVE, POCONO PINES, PA 18350

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

TAX CODE: 19/90914

TAX PIN: 19633402972073

Improvements consist of residential property.

Sold as the property of ROBERT M. MAHAN and DONNA MAHAN

Your house (real estate) at 40 PINE CREST DRIVE, A/K/A 715 PINECREST DRIVE, POCONO PINES, PA 18350 is scheduled to be sold at the Sheriff's Sale on 08/29/2019 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$272,716.40 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - July 26



**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 4460 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

**OWNERS: HELJO LAEV**

**CONTRACT NO.: 1060805975**

**FILE NO.: PA-RT-029-001**

A 84,000/137,743,500 undivided fee simple interest in Units 260-272; 278-280 ("Property") in Ridge Top-Crestview, a Condominium, hereinafter referred to as ("Condominium") located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, hereinafter the Final Plans, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Plot Book Volume 78 at Page 98 as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said Units, and subject to all provision contained in the Declaration of Protective Covenants and Easements dated September 5, 1974 and recorded on September 5, 1974 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 577 at Page 160 et seq., as amended and supplemented, and as further supplemented by the Further Supplementary Declaration of Protective Covenants and Easements dated August 4, 2005 and recorded on August 5, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2235 at Page 2261 et seq., (collectively the "Shawnee Commons Corporation Declaration") and also subject to the Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and recorder on January 18, 1984, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 1330 at Page 20 et seq., as amended and supplemented, and as further supplemented by the Supplementary Declaration of Protective Covenants, Conditions, Restriction and Easements ("Ridge Top Supplement No. 7") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at Page 8343 et seq., and by the Supplementary Declaration of Protective Covenants, Mutual Ownership and Easements Establishing ridge Top-Crestview, A Condominium in Ridge Top Village ("Crestview Declaration") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at Page 8349 et seq., and by the First Amendment to Supplementary Declaration of Protective Covenants, Mutual Ownership, and Easements for Ridge Top Village Establishing Ridge Top-Crestview, A Condominium in Ridge Top Village ("First Amendment") dated January 15, 2008 and recorded on January 22, 2008 in the Office of the Recorder of Deed for Monroe County, Pennsylvania in Record Book Volume 2325 at Page

6460 et seq., (collectively the "Declaration"). The Shawnee Commons Corporation Declaration and the Declaration are referred to collectively as (the "Declarations"). The interest in the Property is referred to as the "Vacation Ownership Interest".

BEING THE same premises conveyed by deed recorded May 10, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2370, Page 4894 granted and conveyed unto the Judgment Debtors.

**PARCEL NO.:** 16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374

**PIN NO.** 16732101496672, 16732101496675, 16732101497620, 16732101497622, 16732101497625, 16732101497543, 16732101497565, 16732101497596, 16732101498409, 16732101498520, 16732101498542, 16732101498414, 16732101498433, 16732101495152, 16732101495403, 16732101495410

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

**HELJO LAEV**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4460 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

**OWNERS: FRANKLYN GREEN**

**CONTRACT NO.: 1060903234**

**FILE NO.: PA-RT-029-002**

A 84,000/137,743,500 undivided fee simple interest in Units 260-272; 278-280 ("Property") in Ridge Top-Crestview, a condominium, hereinafter referred to as ("Condominium") located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume

46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, hereinafter the Final Plans, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Plot Book Volume 78 at Page 98 as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said Units, and subject to all provision contained in the Declaration of Protective Covenants and Easements dated September 5, 1974 and recorded on September 5, 1974 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 577 at Page 160 et seq., as amended and supplemented, and as further supplemented by the Further Supplementary Declaration of Protective Covenants and Easements dated August 4, 2005 and recorded on August 5, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2235 at Page 2261 et seq., (collectively the "Shawnee Commons Corporation Declaration") and also subject to the Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and recorded on January 18, 1984, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 1330 at Page 20 et seq., as amended and supplemented, and as further supplemented by the Supplementary Declaration of Protective Covenants, Conditions, Restriction and Easements ("Ridge Top Supplement No. 7") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at page 8343 et seq., and by the Supplementary Declaration of Protective Covenants, Mutual Ownership and Easements Establishing Ridge Top-Crestview, A Condominium in Ridge Top Village ("Crestview Declaration") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at Page 8349 et seq., and by the First Amendment to Supplementary Declaration of Protective Covenants, Mutual Ownership, and Easements for Ridge Top Village Establishing Ridge Top - Crestview, A Condominium in Ridge Top Village ("First Amendment") dated January 15, 2008 and recorded on January 22, 2008 in the Office of the Recorder of Deed for Monroe County, Pennsylvania in Record Book Volume 2325 at Page 6460 et seq., (collectively the "Declaration"). The Shawnee Commons Corporation Declaration and the Declaration are referred to collectively as (the "Declarations"). The interest in the Property is referred to as the "Vacation Ownership Interest".

BEING THE same premises conveyed by deed recorded July 31, 2013, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2424, Page 6372 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374

PIN NO. 16732101496672, 16732101496675, 16732101497620, 16732101497622, 16732101497625, 16732101497543, 16732101497565, 16732101497596, 16732101498409, 16732101498520, 16732101498542, 16732101498414, 16732101498433, 16732101495152, 16732101495403, 16732101495410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANKLYN GREEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2574 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-49, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Donald W. Moss and Kathleen Moss, a married couple, by deed dated May 2nd, 2011, and recorded on May 5th, 2011, in Record Book Volume 2386 at Page 2256 granted and conveyed unto Real Time Vacations, LLC, a New Mexico Limited Liability Company.

Being part of Parcel No. 16/21/1-8 and Pin No. 16732102562122

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AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-49, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Donald W. Moss and Kathleen Moss, a married couple, by deed dated May 2nd, 2011, and recorded on May 5th, 2011, in Record Book Volume 2386 at Page 2265 granted and

conveyed unto Real Time Vacations, LLC, a New Mexico Limited Liability Company.  
 Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-101, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Sara Cruz, by deed dated June 29, 2011 and recorded on July 5, 2011, in Record Book Volume 2388 at Page 6554 granted and conveyed unto Real Time Vacations, LLC.

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

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

**REAL TIME VACATIONS, LLC**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3497 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-161 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984,

and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Manuel A. Mendez and Clotilde D. Mendez, by deed dated June 10th, 2014, and recorded on September 22nd, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2443 at Page 7523 granted and conveyed unto Gerard Vidale, a single man.

Being part of Parcel No. 16/110448 and Pin No. 16732102590812U161

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ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 29 of Unit No. RT-159 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Roc Douge and Marie Douge, a married couple, by deed dated August 16th, 2014, and recorded on October 14th, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2444 at Page 7421 granted and conveyed unto Gerard Vidale, a single man.

Being part of Parcel No. 16/110439 and Pin No. 16732102590188U159

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ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 32 of Unit No. RT-71 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Vincent J Russo, by deed dated September 3rd, 2014, and recorded on November 18th, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2446 at page 3011 granted and conveyed unto Gerard Vidale, a single man.

Being part of Parcel No. 16/88070/U71 and Pin No. 16732102696362

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4048 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 11 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 166, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 7, 2001 and recorded on March 15, 2001 in Record Book Volume 2092 at page 7430 granted and conveyed unto Eugene Morris and Mary Mack.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 129, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 3, 2000 and recorded on September 14, 2000 in Record Book Volume 2084 at page 1820 granted and conveyed unto Eugene Morris and Mary Mack.

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

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

**EUGENE MORRIS**

**MARY MACK**

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

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10778 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 24 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-121, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Franklin E. Lebo (deceased) and Margaret M. Lebo, who took title as husband and wife, by deed dated April 4th, 2011, and recorded on April 12th, 2011, in Record Book Volume 2385 at Page 3957 granted and conveyed unto Stella Dirks, a single woman.

Being part of Parcel No. 16/3/3/3-1-121 and Pin No. 16733101094867B121

**LEGAL DESCRIPTION**

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-107, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Paul E. Dougherty and Lois M. Dougherty, a married couple, by deed dated May 9th, 2011, and recorded on May 19th, 2011, in Record Book Volume 2386 at page 8150 granted and conveyed unto Stella Dirks, a single woman.

Being part of Parcel No. 16/3/3/3-1-107 and Pin No. 16733101091663B107

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

**STELLA DIRKS**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4044 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 37, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME** premises which Norris Lovette, Linda G. Lovette and Trisha Jennett, by deed dated July 8, 2013 and recorded on November 19, 2013 in Record Book Volume 2430 at page 5454 granted and conveyed unto Amanda Monaco.

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 50, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME** premises which Donald B. Rossoff and Francine G. Rossoff, by deed dated March 7, 2014 and recorded on April 7, 2014 in Record Book Volume 2436 at Page 2217 granted and conveyed un-

to Amanda Monaco.

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5857 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. RT-232 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 24th, 2003, and recorded on March 31, 2003, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2148 at page 8973 granted and conveyed unto Stephen J. Briggs and Teresa Briggs, a married couple.

Being part of Parcel No. 16/110839 and Pin No. 16732101499733

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**ALL THAT CERTAIN** interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 37 of Unit No. RT-232 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of



Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated February 26th, 2003, and recorded on March 31, 2003, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2148 at page 8979 granted and conveyed unto Stephen J. Briggs and Teresa Briggs, a married couple.

Being part of Parcel No. 16/110839 and Pin No. 16732101499733

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

**THERESA BRIGGS**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9140 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-80D, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Joseph E. Salisbury and Joyce E. Salisbury, his wife, by deed dated July 24, 2012, and recorded on September 13, 2012, in Record Book Volume 2408 at page 271 granted and conveyed unto A&A Mortgage Specialist, LLC.**

Being part of Parcel No. 16/3/3/3-1-80D and

Pin No. 16732102996490B80D

**AN UNDIVIDED (1/52) co-tenancy interest being des-**

**ignated as Time Period No. 44 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-99, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Project Philanthropy, Inc., by deed dated September 20, 2012, and recorded on October 4, 2012, in Record Book Volume 2409 at Page 373 granted and conveyed unto Project Philanthropy, Inc.**

Being part of Parcel No. 16/3/3/3-1-99 and

Pin No. 16732102999543B99

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

**A & A MORTGAGE SPECIALIST, LLC**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**OWNERS: ELVIRA CASTRO**

**CONTRACT NO.: 1109001990**

**FILE NO.: PA-RT-029-017**

**Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in Unit No. RT-FL 197 81, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals or Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly re-**



recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded September 5, 1996, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2028, Page 8145 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110803

PIN NO.: 16732102596704U197

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

**ELVIRA 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  
**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5006 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 23 and 39 of Unit No. R31, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at

Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Earl E. Dix and Mary Frances Dix, a married couple, by deed dated November 19th, 2009, and recorded January 29, 2010, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2366 at Page 1593 granted and conveyed unto The Cardenas Family Trust, LLC, a Florida Limited Liability Company.

Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

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

**THE CARDENAS FAMILY TRUST, LLC**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4220 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. RV10, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed December 9th, 1992, and recorded March 2, 1993, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed

book Volume 1878 at page 1304 granted and conveyed unto Rodney Clarkson-Ellis.

Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

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

**RODNEY CLARKSON-ELLIS**

**SHARON CLARKSON-ELLIS (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

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5441 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 27 of Unit No. R-21, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which River Village Owners Association, a Pennsylvania Non-Profit Corporation, by deed dated July 28th, 2011, and recorded August 1st, 2011, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2389 at page 7515 granted and conveyed unto Carole Carmichael and Amari Carmichael.

Being part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

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

**CAROLE CARMICHAEL**

**AMARI CARMICHAEL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5053 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. R30, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises Sandra M. Walters, by deed dated August 9th, 2010, and recorded September 17th, 2010, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2376 at page 0143 granted into conveyed unto The Thrown Apple, LLC, a Delaware Limited Liability Company.

Being part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

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

**THE THROWN APPLE, LLC**

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7631 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 33 of Unit No. RT 242 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated March 6th, 2014 and recorded on March 12th, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2435 at page 2046 granted and conveyed unto Margaret Ransom, Teresa Bobo, Gail Elizabeth Brown, Edward Alan Ransom, and Gerald Ransom, Joint Tenants With the Rights of Survivorship. Being part of Parcel No. 16/110849 and Pin No. 16732203409128

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

**MARGARET RANSOM  
 TERESA BOBO  
 GAIL ELIZABETH BROWN  
 EDWARD ALAN RANSOM  
 GERALD RANSOM**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2646 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 7 of Unit No. R3, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises Samuel G. Putnam and Carolyn C. Putnam, a married couple by deed dated May 17th, 2010, and recorded May 26th, 2010, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2371 at page 1812 granted and conveyed unto Ludder's Wine, LLC, a Delaware Limited Liability Company. Being part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 LUDDER'S WINE, LLC**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 801 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 5 and 6 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 162, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated September 26, 1988 and recorded on November 2, 1988 in Record Book Volume 1650 at page 37 granted and conveyed unto Timothy R. Lawlor and Dolores Lawlor, his wife. The said Timothy R. Lawlor died on April 12, 2000, sole title thereby vesting in Dolores Lawlor as surviving tenant by the entireties.

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

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

**DOLORES LAWLOR AND TIMOTHY R. LAWLOR**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2658 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 5 and 6 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-132, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated May 5, 1977, and recorded on December 29, 1992, in Record Book Volume 1866 at page 0248 granted and conveyed unto Eugene J. Dehner and Evelyn T. Dehner, his wife. The said Eugene J. Dehner died on April 8, 2017, sole title thereby vesting in Evelyn T. Dehner as surviving tenant by the entireties.

Being part of Parcel No. 16/3/3/3-1-132 and Pin No. 16732102999633B132

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

**EVELYN T DEHNER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5834 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 06 of Unit No. RT-226 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated June 11, 2010 and recorded on July 8, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2373 at Page 550 granted and conveyed unto Sylvester Anderson, Thomasonia Anderson, Carla C. Anderson, Cheri T. Thompson, and Carl E. Anderson, Joint Tenants With the Right of Survivorship.

Being part of Parcel No. 16/110830 and Pin No. 16732102591600U226

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

**SYLVESTER ANDERSON  
THOMASONIA ANDERSON  
CARLA C. ANDERSON  
CHERI T. ANDERSON  
CARL E. ANDERSON**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3666 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. R 12, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

**BEING THE SAME** premises which Lukas Seefried and Linda Seefried, by deed dated April 19, 2012 and recorded August 22, 2012 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2407 at Page 568 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/2/1/1-7-3C and Pin No. 16732102773564

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

**NHP GLOBAL SERVICES, LLC**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3831 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated September 9, 1987 and recorded on October 23, 1987 in Record Book Volume 1585 at Page 587 granted and conveyed unto Tyrone X. Jones and Nancy Barthelemy a/k/a Nancy Jones.

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

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

**TYRONE X. JONES**

**NANCY BARTHELEMY A/K/A NANCY JONES**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3852 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 31 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 164, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 12, 1996 and recorded on July 16, 1996 in Record Book Volume 2027 at Page 2425 granted and conveyed unto Janie Jacobs, Valerie Jacobs and Darin Jacobs.

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

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

**JANIE JACOBS**

**VALERIE JACOBS**

**DARIN JACOBS**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10698 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV123, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which DePuy House Property Owners Association, a Pennsylvania Non-Profit Corporation, by deed dated December 10th, 2010, and recorded on December 10th, 2010, in Record Book Volume 2380 at page 1885 granted and conveyed unto Melissa Hill-Pinkney, Melita Davis, and Eric Pinkney.

Being part of Parcel No. 16/3/3/3-1-123 and Pin No. 16733101095809B123

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

**MELISSA HILL-PINKNEY  
MELITA DAVIS  
ERIC PINKNEY**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6217 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 153, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 10, 1984 and recorded on January 7, 1985 in Record Book Volume 1434 at page 727 granted and conveyed unto Jermiah A. Cronin a/k/a Jeremiah A. Cronin and Joan M. Cronin, his wife.

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

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

**JEREMIAH A. CRONIN A/K/A  
JEREMIAH A. CRONIN  
JOAN M. CRONIN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7628 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-223 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 30, 2010 and recorded on June 22, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2372 at page 3144 granted and conveyed unto Audrey M. Rondon, Leslie J. Rondon-Rodriguez, Pedro Daniel Rodriguez and Jose Andres Rodriguez.

Being part of Parcel No. 16/110827 and Pin No. 16732102591699U223

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

**AUDREY M RONDON**

**LESLIE J RONDON-RODRIGUEZ**

**PEDRO DANIEL LOPEZ**

**JOSE ANDRES RODRIGUEZ**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3679 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest** being designated as Time Period(s) 23 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 128, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Dr. Sushil K. Mitra and Sulekha Mitra, by deed dated August 17, 2012 and recorded on November 1, 2012 in Record book Volume 2410 at page 3932 granted and conveyed unto RMA Family Associates, Inc. and Rodney A. Mason.

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

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

**RMA FAMILY ASSOCIATES, INC.**

**RODNEY A. MASON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: RESORTS ACCESS NETWORK, LLC, DHARMESH PATEL, AUTHORIZED REPRESENTATIVE**

**CONTRACT NO.: 1109109470**

**FILE NO.: PA-RT-1-076**

**Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-184, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 15, 1996, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2321, Page 7560 granted and conveyed into the Judgment Debtors.

Parcel No.: 16/110474

Pin No.: 16732102592652U184

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

**RESORTS ACCESS NETWORK, LLC, DHARMESH PATEL, AUTHORIZED REPRESENTATIVE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5501 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 24 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.**

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 15th, 1975, and recorded on December 8th, 1980, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1076, at Page 205, granted and conveyed unto John J. McGovern and Celine McGovern, a married couple.

Being part of  
Parcel No. 16/4/1/48-32C and  
Pin No. 16732102888132B32C

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

**JOHN J MCGOVERN  
CELINE MCGOVERN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4438 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 21 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 111, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Associations, a Pennsylvania Corporation, by deed dated January 17th, 2005 and recorded in Record Book Volume 2214 at Page 6296 granted and conveyed unto Lillie McCain, an individual and Wanda D. Hannibal, an individual.

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

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

**WANDA D. HANNIBAL**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10845 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R111, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated May 7th, 1982 and recorded on January 7th, 1985 in Record Book Volume 1434 at Page 614 granted and conveyed unto John Kilgallen and Catherine Kilgallen, a married couple.

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

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

**JOHN KILGALLEN  
CATHERINE KILGALLEN**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2853 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 43 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 45B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated September 1, 1982 and recorded on October 15, 1982 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1213, at Page 223, granted and conveyed unto William Cahn and Marilyn I. Cahn.

Being part of  
Parcel No. 16/4/1/48-45B and  
Pin No. 16732102886214B45B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLIAM CAHN  
MARILYN I. CAHN**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7945 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-51, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 11th, 1996, and recorded on December 16th, 1996, in Record Book Volume 2031 at page 9214 granted and conveyed unto Israel Aquino and Adelaida Perez, two single people. Being part of Parcel No. 16/2/1/1-8 and Pin No. 16732102562122

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ISRAEL AQUINO  
ADELAIDA PEREZ**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: TIMOTHY J WASHBURN  
TERRI M WASHBURN  
CONTRACT NO.: 1109909929  
FILE NO.: PA-RT-1-055**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-61, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded April 20, 2007, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2302, Page 9236 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/3/2/28-61  
Pin No.: 16732102699098**

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

**TIMOTHY J. WASHBURN  
TERRI M. WASHBURN**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: TIMESHARE TRADE INS N/K/A TIME-SHARE TRADE INS, LLC  
CONTRACT NO.: 1100501006  
FILE NO.: PA-RT-029-011**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 32 of Unit No. RT-237, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded January 29, 2015, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2449, Page 2924 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110844  
Pin No.: 16732203409110**

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

**TIMESHARE TRADE INS N/K/A TIMESHARE TRADE INS, LLC**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4618 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 41, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Jessica Bomaci, Jonathan Bomaci and Jared Bomaci, Grantors, by deed dated June 19, 2014 and recorded on January 13, 2015 in Record Book Volume 2448 at Page 7152 granted and conveyed unto Thomas Taylor Investing, LLC.**

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

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

**THOMAS TAYLOR INVESTING, LLC**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 187 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV 128, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Alan S. Beck and Dolores Beck, now known as Dolores Spinelli, his former wife, by deed dated March 4th, 2013, and recorded on January 23rd, 2014, in Record book Volume 2433 at page 3743 granted and conveyed unto Dolores Spinelli, and Jeannie Soul, her daughter.**

**Being part of Parcel No. 16/3/3/3-1-128 and Pin No. 16733101097903B128**

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

**DOLORES SPINELLI**

**JEANNIE SAUL**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2158 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 4 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R-162, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Project Philanthropy, Inc., a non profit corporation, by deed dated November 11th, 2010, and recorded on November 16th, 2010, in Record book Volume 2378 at Page 9113 granted and conveyed unto Ronald J. Smith, a single man.**

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

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

**RONALD J 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**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4457 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: MANUEL AGUINALDO SALAZAR**

**ERLINDA TUAZON SALAZAR**

**CONTRACT NO.: 1108705690**

**FILE NO.: PA-RT-029-014**

**Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. RT-118, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded October 1, 1998, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2054, Page 3042 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88119/U118**

**Pin No.: 16732101399018U118**

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

**MANUEL AGUINALDO SALAZAR**

**ERLINDA TUAZON SALAZAR**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2156 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 4 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R151, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Emanuel Siegel (deceased) and Bernice M. Siegel, his wife, by deed dated April 29th, 2010, and recorded on May 26th, 2010, in Record Book Volume 2371 at Page 1842 granted and conveyed unto POY Developers, LLC, a Delaware Limited Liability Company. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
POY DEVELOPERS, LLC**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: ANTONIO A PARRALES**

**CARMEN PARRALES**

**CONTRACT NO.: 1109306431**

**FILE NO.: PA-RT-6-065**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 19 of Unit No. RT-191, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 7, 2001, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2104, Page 1247 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110755**

**Pin No.: 16732102595620U191**

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

**ANTONIO A PARRALES**

**CARMEN PARRALES**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7788 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 2nd, 2000, and recorded on May 19th, 2000, in Record Book Volume 2078 at Page 8946 granted and conveyed unto Michael Otero, a single person.**

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

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

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4457 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: NADINE NEREE  
YVON DORCINVL  
CONTRACT NO.: 1109910711  
FILE NO.: PA-RT-029-023**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-19, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2375, Page 5527 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88018/U19  
Pin No.: 16732102587054**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NADINE NEREE  
YVON DORCINVL**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: WILLIAM NEGRON  
SANDRA E LOPEZ-NEGRON  
CONTRACT NO.: 1109405308  
FILE NO.: PA-RT-5-066**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-7, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded February 29, 2000, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2075, Page 7034 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88006/U7  
Pin No.: 16732102579952U7**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLIAM NEGRON  
SANDRA E LOPEZ-NEGRON**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4457 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: ILIANA MARRERO  
LUZ GAUD  
CONTRACT NO.: 1100405232  
FILE NO.: PA-RT-029-010**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 41 of Unit No. RT-30, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded May 22, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2438, Page 2856 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/3/2/28-30  
Pin No.: 16732102689147**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ILIANA MARRERO  
LUZ GAUD**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: ERIC MICHAEL LYNCH  
PROVIDENCIA LANDOR  
CONTRACT NO.: 1109906610  
FILE NO.: PA-RT-2-080**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-3, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 418 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88002/U3  
Pin No.: 16732102578886U3**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ERIC MICHAEL LYNCH  
PROVIDENCIA LANDOR**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7373 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 75, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which New Britain Church of God, by deed dated November 10, 2001 and recorded on February 15, 2002 in Record Book volume 2115 at Page 5244 granted and conveyed unto Paul R. Klett and Mary L. Klett.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
PAUL R KLETT  
MARY L KLETT**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3677 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 7 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R164, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 19th, 1983 and recorded on January 3rd, 1984, in Record Book Volume 1325 at page 259 granted and conveyed unto Fred C. Heiss and Mei Tzu Heiss, a married couple.**

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
MEI TZU HEISS**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: GLEN HAUMAN  
DENISE HAUMAN  
CONTRACT NO.: 1109809178  
FILE NO.: PA-RT-2-057**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 3 of Unit No. RT-49, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded June 6, 2001, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2097, Page 7639 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/3/2/28-49**

**Pin No.: 16732102780718**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
GLEN HAUMAN  
DENISE HAUMAN**

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1526 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 25 of Unit No. RT-6 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which VI. Network, Inc. a Florida Corporation, by deed dated November 10th, 2009, and recorded on November 12th, 2009, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2362 at Page 5085 granted and conveyed unto Elisabeth Broom Ford, a Widow and Emmanuel David Ford, a single man, as Joint Tenants with Right of Survivorship.

Being part of Parcel No. 16/88005/U6 and Pin No. 16732102579923U6

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

**ELISABETH BROOM FORD**

**EMMANUEL FORD**

**ELISABETH BROOM FORD**

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

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

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

**Todd A. Martin**  
Sheriff of Monroe County  
Pennsylvania

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4523 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest** being designated as Time Period(s) 21 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 98, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

**BEING THE SAME** premises which Linda Kay Maus, as Trustee of the Maus Family Trust, dated October 27, 1994, by deed dated March 25, 2014 and recorded on May 11, 2014 in Record Book Volume 2439 at Page 1632 granted and conveyed unto Far and Away Family Holidays, LLC.

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

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

**FAR AND AWAY FAMILY HOLIDAYS, LLC**

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

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

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

**Todd A. Martin**  
Sheriff of Monroe County  
Pennsylvania

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: STEPHEN E DALTON  
CATHERINE E DALTON  
CONTRACT NO.: 1109707448  
FILE NO.: PA-RT-4-068**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. RT-155, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded August 25, 1997, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2039, Page 3344 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110435  
Pin No.: 16732102591182U155**

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

**STEPHEN E. DALTON  
CATHERINE E. DALTON**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: ELLIS J COLLUCK  
MARA M COLLUCK  
CONTRACT NO.: 1109902882  
FILE NO.: PA-RT-2-072**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-37, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded August 15, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2129, Page 890 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/3/2/28-37  
Pin No.: 16732102689531**

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

**ELLIS J COLLUCK  
MARA M COLLUCK**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 682 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: EISEN JO CASACLANG  
MARIA ANA DE CARLOS  
CONTRACT NO.: 1108705989  
FILE NO.: PA-RT-014-070**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 5 of Unit No. RT-120, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 24, 1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2069, Page 5640 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88121/U120  
Pin No.: 16732101398142U120**

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

**EISEN JO CASACLANG  
MARIA ANA DE CARLOS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 42 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: EISEN JO CASACLANG  
MARIA ANA DE CARLOS  
CONTRACT NO.: 1108701285  
FILE NO.: PA-RT-009-004**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. RT-85, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 24, 1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2069, Page 5640 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88084/U85  
Pin No.: 16732102694182**

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

**EISEN JO CASACLANG  
MARIA ANA DE CARLOS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10785 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 2 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV 68D, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Michael A. Rice and Diane F. Rice, a married couple, by deed dated August 9th, 1994, and recorded on September 12th, 1994, in Record Book Volume 1971 at Page 0484 granted and conveyed unto Laura Buckley and Robert Buckley, a married couple.

Being part of Parcel No. 16/3/3/3-1-68D and Pin No. 16732102984938B68D

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

**LAURA BUCKLEY  
ROBERT BUCKLEY**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11362 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 8 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV123, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Jacqueline Baskerville-Harvey, a married woman, and Linda J. Baskerville, a single woman, by deed dated November 18th, 2002 and recorded on April 4th, 2003, in Record Book Volume 2149 at Page 4704 granted and conveyed unto Anna Bracco, a single woman.

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

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

**ANNA BRACCO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**OWNERS: MICHAEL BILLETZ**

**BERNETTE BILLETZ**

**CONTRACT NO.: 1109607465**

**FILE NO.: PA-RT-8-36**

**Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. RT-114, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded October 30, 1996, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2030, Page 5160 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/88115/U114**

**Pin No.: 16732101387978U114**

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

**MICHAEL BILLETZ**

**BERNETTE BILLETZ**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2611 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. RT-157 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Roy G. Stimpson and Gloria A. Stimpson, a married couple by deed dated August 23rd, 2006 and recorded on January 9th, 2007, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2293 at Page 1860 granted and conveyed unto Samantha A. Newman Webster and Elnardo J. Webster, II, a married couple.**

**Being part of Parcel No. 16/110437 and Pin No. 16732102591124U157**

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

**SAMANTHA A. NEWMAN WEBSTER**

**ELNARDO J. WEBSTER, II**

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

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

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

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

**Sheriff's Office**

**Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor**

**PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5489 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 15 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-095, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated September 8th, 2011, and recorded on November 7th, 2011, in Record Book Volume 2393 at Page 7339 granted and conveyed unto David T. Vassar, Sole Owner.

Being part of Parcel No. 16/3/3/3-1-95 and Pin No. 16732102998355B95

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

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6549 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 120, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ronald M. Fabian and Karla D. Fabian, Grantors, by deed dated october 31, 2013 and recorded on November 27, 2013 in Record Book Volume 2430 at Page 9858 granted and conveyed unto Sunshine clearing Service, LLC.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SUNSHINE CLEARING SERVICE, LLC**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6294 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 37 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 121, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Raymond Kowalchuk and Elizabeth C. Kowalchuk, Grantors, by deed dated August 20, 2013 and recorded on September 19, 2013 in Record Book Volume 2427 at page 4450 granted and conveyed unto Vernell Sheppard.

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

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

**VERNELL SHEPPARD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6524 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 30 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 124, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edward K. Kovacs, Grantor, by deed dated January 29, 2014 and recorded on February 21, 2014 in Record Book Volume 2434 at Page 4171 granted and conveyed unto Sage Forteen, LLC.

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

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

**SAGE FORTEEN, LLC**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: BEATRICE ROSCOE KEITH WATKINS**

**CONTRACT NO.: 1109709212  
FILE NO.: PA-RT-4-082**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-190, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 22, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2240, Page 8721 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110754  
Pin No.: 16732102595518U190**

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

**BEATRICE ROSCOE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6526 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 167, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Thomas J. Jones and Leslie J. Jones, Grantors, by deed dated October 7, 2013 and recorded on November 1, 2013 in Record book volume 2429 at page 7744 granted and conveyed unto Robin Donner, LLC.**

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

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

**ROBIN DONNER, LLC**

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

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

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

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

**Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6497 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 138, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Amy Wharton Quaranta and Brock Quaranta, Grantors, by deed dated January 31, 2009 and recorded on February 4, 2009 in Record Book Volume 2348 at page 2929 granted and conveyed unto Amy Wharton Quaranta. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877**

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

**AMY WHARTON QUARANTA**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8608 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT 222 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 30th, 2010, and recorded on June 22nd, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2372 at page 3124 granted and conveyed unto Carlos R. Perez and Luz Mery Perez, Joint Tenants With the Right of Survivorship.**

**Being part of Parcel No. 16/110826 and Pin No. 16732102592707U222**

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

**CARLOS R PEREZ**

**LUZ MERY PEREZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2632 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 29 of Unit No. RT-129 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Bruce S. Gerber a/k/a Bruce Stephen Gerber and Susan E. Gerber a/k/a Susan Elaine Gerber, by deed dated July 13, 2010 and recorded on July 21, 2010, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2373 at page 5322 granted and conveyed unto Nelson W. Mace and Leigh Anne Losh.

Being part of Parcel No. 16/88130/U129 and Pin No. 16732101399268U129

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

**NELSON W MACE  
LEIGH ANNE LOSH**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5539 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT 226 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated July 1st, 2009, and recorded on July 13th, 2009, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2356 at page 5962 granted and conveyed unto Victoria M. Castillo and Audrey M. Skeete, Joint Tenants With the Right of Survivorship.

Being part of Parcel No. 16/110830 and Pin No. 16732102591600U226

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

**VICTORIA M. CASTILLO  
AUDREY M. SKEETE**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 377 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 42 of Unit No. RT-109 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 7, 1988 and recorded on October 18, 1988, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1646 at page 1729 granted and conveyed unto Michael Barbera and Ginger L. Barbera.

Being part of Parcel No. 16/88110/U109 and Pin No. 16732101387907U109

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

**MICHAEL BARBERA  
GINGER L. BARBERA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 475 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 26 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-70C, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME** premises which Richard L. Diener and J Ann N.E. Diener (Deceased), who took title as husband and wife, by deed dated May 12th, 2011, and recorded on July 15th, 2011, in Record Book Volume 2389 at page 359 granted and conveyed unto Charles Banyard, a married man.

Being part of Parcel No. 16/3/3/3-1-70C and Pin No. 16732102984985B70C

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

**CHARLES BANYARD**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 521 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 41 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-90, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Joseph R. Breslin and Kathleen J. Breslin, a married couple, by deed dated October 6th, 2010, and recorded on February 11th, 2011, in Record Book Volume 2383 at page 99 granted and conveyed unto David Vigil, a single man. Being part of Parcel No. 16/3/3/3-1-90 and Pin No. 16732102997599B90**

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

**DAVID VIGIL**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5769 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**OWNERS: ELIZABETH L VAZQUEZ**

**CONTRACT NO.: 1109001735**

**FILE NO.: PA-RT-019-030**

**Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-196, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are descri-**

**bed in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded November 25, 2008, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2345, Page 5334 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110797**

**Pin No.: 16732102596707U196**

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

**ELIZABETH L. VAZQUEZ**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2358 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. RT-69 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Richard P. Tramonti and Miriam E. Tramonti, by deed dated September 12, 2011 and recorded on October 12, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2392 at Page 5496 granted and conveyed unto Richard D. Tramonti and Joseph M. Tramonti.**

**Being part of Parcel No. 16/88068/U69 and Pin No. 16732102696274**



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

**RICHARD D. TRAMONTI  
JOSEPH M. TRAMONTI**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4457 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: TANISHA SMITH-WALTON  
CONTRACT NO.: 1100207265  
FILE NO.: PA-RT-029-007**

**Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-239, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded March 18, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2350, Page 3637 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110846  
Pin No.: 16732203409152

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

**TANISHA SMITH-WALTON**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5068 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: MARIA ISABEL GIL SANTOS  
CONTRACT NO.: 1100300912  
FILE NO.: PA-RT-029-009**

**Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-244, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded August 26, 2016, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2477, Page 957 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110851  
Pin No.: 16732203408292

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

**MARIA ISABEL GIL SANTOS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 185 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-94, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Martin D. Malkin and Judith R. Malkin, by deed dated June 22nd, 2011, and recorded on July 5th, 2011, in Record Book Volume 2388 at Page 6301 granted and conveyed unto Norman Sanders, a single man.**

**Being part of Parcel No. 16/3/3/3-1-94 and Pin No. 16732102998323B94**

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

**NORMAN 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  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7279 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 8 of Unit No. RT-237 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated October 24, 2013 and recorded on June 17, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2439 at page 4037 granted and conveyed unto Charles B. Sanders, Jr. and Michele L. Sanders.**

**Being part of Parcel No. 16/110844 and Pin No. 16732203409110**

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

**CHARLES B. SANDERS, JR  
MICHELE L. 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  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
 OWNERS: ROGER L PERKINS  
 CONTRACT NO.: 1109900233  
 FILE NO.: PA-RT-2-041

Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-59, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded June 22, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2271, Page 9214 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/3/2/28-59

Pin No.: 16732102699051

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

ROGER L. PERKINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 271 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-102, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Decla-

ration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Sheryl J. Blackwell Reid, a married woman, by deed dated April 26th, 2011, and recorded on April 28th, 2011, in Record Book Volume 2385 at page 9792 granted and conveyed unto David Monroe, a single man.

Being part of Parcel No. 16/3/3/3-1-102 and Pin No. 16733101090547B102

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:****DAVID MONROE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

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

OWNERS: XAVIER L MENDOZA

CONTRACT NO.: 1109403923

FILE NO.: PA-RT-5-056

Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. RT-190, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded June 4, 1998, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2049, Page 1092 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110754

Pin No.: 16732102595518U190  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**XAVIER L. MENDOZA**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5593 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 27 of Unit No. RT-124 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Peter J. Leotsakas and Alma C. Leotsakas, Grantors, by deed dated October 21, 2005 and recorded on October 25, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2245 at page 870 granted and conveyed unto Peter J. Leotsakas, Jr. and Nancy Leotsakas.

Being part of Parcel No. 16/88125/U124 and Pin No. 16732101398244U124

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

**PETER J. LEOTSAKAS, JR  
 NANCY LEOTSAKAS**

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4237 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**OWNERS: BRIAN ELLIOTT HOGUE**  
**CONTRACT NO.: 1108900598**  
**FILE NO.: PA-RT-019-025**

**Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 64 of Unit No. RT-172, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING** the same premises conveyed by deed recorded November 5, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2362, Page 2226 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110462  
 Pin No.: 16732102592294U172

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

**BRIAN ELLIOTT HOGUE**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County

Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4237 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: BRIAN ELLIOTT HOGUE  
CONTRACT NO.: 1109603696  
FILE NO.: PA-RT-019-080**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 74 of Unit No. RT-202, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 3, 2009, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2359, Page 2972 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/110808  
Pin No.: 16732102594777U202**

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

**BRIAN ELLIOTT HOGUE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
OWNERS: CAROLYN M HAYES  
CONTRACT NO.: 1109907014  
FILE NO.: PA-RT-2-073**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RT-34, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded September 8, 2010, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2375, Page 5491 granted and conveyed unto the Judgment Debtors.**

**Parcel No.: 16/3/2/28-34  
Pin No.: 16732102689423**

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

**CAROLYN M HAYES**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10771 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 38 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-94, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Alfred Landon Baker, Jr. and Joann Baker, a married couple, by deed dated May 31st, 1996, and recorded on July 22, 1996, in Record Book Volume 2027 at Page 4420 granted and conveyed unto Laurretta Gouraige. Being part of Parcel No. 16/3/3/3-1-94 and Pin No. 16732102998323B94**

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**OWNERS: JUAN GARCIA**

**CONTRACT NO.: 1100210822**

**FILE NO.: PA-RT-029-008**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. RT-208, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are descri-**

**bed in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded June 23, 2016, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2473, Page 5456 granted and conveyed unto the Judgment Debtors.**

Parcel No.: 16/110789

Pin No.: 16732102593870U208

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

**JUAN GARCIA**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOEL D JOHNSON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**OWNERS: JUAN GARCIA**

**CONTRACT NO.: 1108504283**

**FILE NO.: PA-RT-029-013**

**Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 34 of Unit No. RT-76, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING the same premises conveyed by deed recorded December 23, 2015, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2464, Page 8561 granted and conveyed unto the Judgment Debtors.**

Parcel No.: 16/88075/U76



Pin No.: 16732102695401

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****JUAN GARCIA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10779 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period No. 43 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-109, on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Denis Walus and Anne Walus, a married couple, by deed dated March 20th, 2011, and recorded on April 14th, 2011, in Record Book Volume 2385 at page 5001 granted and conveyed unto Marissa Field, a single woman.

Being part of Parcel No. 16/3/3/3-1-109 and

Pin No. 16733101091730B109

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****MARISSA FIELD****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 732 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

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

OWNERS: KENNETH DAY

CONTRACT NO.: 1108404401

FILE NO.: PA-RT-1-012

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. RT-19, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded November 16, 1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2071, Page 8068 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88018/U19

Pin No.: 16732102587054

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:****KENNETH DAY****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin  
Sheriff of Monroe County

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

Pennsylvania  
 JOEL D JOHNSON, ESQUIRE

**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 886 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 44 of Unit No. RT-118 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated November 26, 2013 and recorded on July 18, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2440 at Page 8494 granted and conveyed unto Ruth Cajuste and Wilson Civil, Jr.

Being part of Parcel No. 16/88119/U118 and Pin No. 16732101399018U118

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

**RUTH CAJUSTE  
 WILSON CIVIL, JR**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5968 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**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 667 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. RT-54 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated September 17, 2008 and recorded on October 14, 2008, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2343 at page 4104 granted and conveyed unto Manuel Colon and Patricia Perez-Colon.

Being part of Parcel No. 16/3/2/28-54 and Pin No. 16732102780924

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

**MANUEL COLON  
 PATRICIA PEREZ-COLON**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

Thursday, August 29, 2019

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 21 of Unit No. RT-257 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated November 18, 2005 and recorded on December 13, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2251 at page 3739 granted and conveyed unto George Brandt and Myrna Brandt. Being part of Parcel No. 16/110864 and Pin No. 16732203407005

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

**GEORGE BRANDT  
MYRNA BRANDT**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

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

**OWNERS: BNS ENTERPRISE, LLC**

**CONTRACT NO.: 1100110113**

**FILE NO.: PA-RT-029-005**

**Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 37 of Unit No. RT-228, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are descri-

bed in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded May 26, 2015, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2454, Page 1145 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110832

Pin No.: 16732102590650U228

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

**BNS ENTERPRISE, LLC**

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOEL D JOHNSON, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

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

**OWNERS: CHAD ADAMS**

**CONTRACT NO.: 1100109982**

**FILE NO.: PA-RT-029-004**

**Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-230, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded October 9, 2015, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2461, Page 898 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110834

Pin No.: 16732102590666U230  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
 CHAD ADAMS**

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JOEL D JOHNSON, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2554 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

**BEING THE SAME premises which Nils R. Lenz, by deed dated April 26th, 2011, and recorded on May 31, 2011, in Record Book Volume 2387 at page 2800 granted and conveyed unto AB SFI, INC.**

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

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

**AB SFI, INC.**

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1474 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN interest in land situate in Smithfield Township , Monroe County, Pennsylvania, known as Interval No. 40 of Unit No. RT-137 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.**

**BEING THE SAME premises which Pearlina Fowler, by deed dated March 20, 20090 and recorded on August 21, 2009, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2358 at Page 7130 granted and conveyed unto Pearlina Fowler.**

**Being part of Parcel No. 16/88138/U137 and Pin No. 16732101495221U137**

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

**SHARON WINFIELD  
 PATRICIA ALSTON**

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5939 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. RT-134 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 20, 2006 and recorded on February 21, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2258 at Page 4164 granted and conveyed unto Clifford S. West

Being part of Parcel No. 16/88135/U134 and Pin No. 16732101491126U134

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

**CLIFFORD S. WEST**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3331 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-80 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Ruby M. Opher-Fenwick f/k/a Ruby M. Opher, jacqueline M. Opher, Ivan Opher and Joan Warren, by deed dated March 15, 2012 and recorded on April 23, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2401 at Page 2702 granted and conveyed unto Daryl Tyler.

Being part of Parcel No. 16/88079/U80 and Pin No. 16732102694306

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

**DARYL TYLER**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3414 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 3 of Unit No. RT-12 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Joyce r. Levine, who took title as Joyce Kuhn, by deed dated October 23rd, 2012, and recorded on February 6th, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2415 at Page 1994 granted and conveyed unto Ida Townsend, a single woman.

Being part of Parcel No. 16/88011/U12 and Pin No. 16732102589068

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

**IDA TOWNSEND**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1437 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. RT-135 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Leon Brown, Alice

Brown, Charles Shelborne, and Francis Shelborne, by deed dated March 31st, 2006 and recorded on April 6th, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2263 at Page 2550 granted and conveyed unto Kim C. Thomas.

Being part of Parcel No. 16/88136/U135 and Pin No. 16732101491109U135

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

**KIM C. THOMAS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3417 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. RT-161 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Donald J. Labarge and Mary C. Labarge, a married couple, by deed dated September 17th, 2012, and recorded on December 4th, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2411 at Page 9863 granted and conveyed unto Austin O'Neal Taylor.

Being part of Parcel No. 16/110448 and Pin No. 16732102590212U161

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

**AUSTIN O'NEAL TAYLOR**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-



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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1542 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. RT-181 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Lena C. Erwin and Karen E. Wormack, a/k/a Karen Elise Wormack, by deed dated September 2, 2008 and recorded on February 17, 2009, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2348 at page 7621 granted and conveyed unto Sylvia Erwin Slaughter.

Being part of Parcel No. 16/110471 and Pin No. 16732102592542U181

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

**SYLVIA ERWIN 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.

less exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1565 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-95 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Joseph W. Socha, a single man, by deed dated September 27th, 2007, and recorded on January 15th, 2008, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record book Volume 2325 at Page 2858 granted and conveyed unto Kristin Mihailovich, severally/sole and separate party.

Being part of Parcel No. 16/88096/U95 and Pin No. 16732101386746U95

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

**KRISTIN MIHAILOVICH**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9



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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2554 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. RT-97 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Barbara A. Wingel, by deed dated February 21, 2006 and recorded on May 9, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2266 at Page 9046 granted and conveyed unto Nicholas Galvam and Emiliana Matias.

Being part of Parcel No. 16/88098/U97 and Pin No. 16732101385880U97

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

**NICHOLAS GALVAM  
EMILIANA MATIAS**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2555 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-9 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Ronald B. Emerich

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. RT-153 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which William R. Jones and Nancy L. Jones, a married couple, by deed dated July 19th, 2013, and recorded on December 23rd, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2432 at Page 1154 granted and conveyed unto Jordan Duke, a single person.

Being part of Parcel No. 16/110431 and Pin No. 16732101498155U153

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

**JORDAN DUKE**

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

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

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

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania**

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2536 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-9 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Ronald B. Emerich

and Bonnie L. Emerich, by deed dated August 12, 2013 and recorded on October 4, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2428 at Page 4036 granted and conveyed unto John Albert Wall, Jr. Being part of Parcel No. 16/88008/U9 and Pin No. 16732102579978U9

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

**JOHN ALBERT WALL, JR**

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

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4043 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 39 of Unit No. RT-52 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Barbara D. Trilhe, f/k/a Barbara D. Battle, by deed dated November 29, 2011 and recorded on December 28, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2396 at Page 752 granted and conveyed unto Grace Shoemaker. Being part of Parcel No. 16/3/2/28-52 and Pin No. 16732102780826

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

**GRACE SHOEMAKER**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1438 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-108 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Fernando Sattaur, by deed dated July 12, 2012 and recorded on July 20, 2012, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2405 at Page 5503 granted and conveyed unto Clarissa Sattaur.

Being part of Parcel No. 16/88109/U108 and Pin No. 16732101386000U108

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

**CLARISSA SATTAUR**

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

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

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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 2351 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**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 2343 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RT-105 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which A. Gary Moler, by deed dated February 19th, 2005, and recorded on April 15th, 2015, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2452 at page 3531 granted and conveyed unto William Robert Morrow.

Being part of Parcel No. 16/88106/U105 and Pin No. 16732101395064U105

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

**WILLIAM ROBERT MORROW**

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

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

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

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township** , Monroe County, Pennsylvania, known as Interval No. 8 of Unit No. RT-215 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Jeanne, Christine and Denis Nevin, by deed dated October 5, 2012 and recorded on January 8, 2013, in the Office of Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2413 at [age 7927 granted and conveyed unto Rodney A. Mason.

Being part of Parcel No. 16/110819 and Pin No. 16732102593910U215

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

**RODNEY A. MASON**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania

**JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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 2573 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ALL THAT CERTAIN** interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 19 of Unit No. RT-147 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

**BEING THE SAME** premises which Teresa N. Nwaneri and Tony G. Nwaneri, by deed dated May 26, 20136 and recorded on August 23, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2426 at page 768 granted and conveyed unto Leo Fam Tri, A Puerto Rico Trust. Being part of Parcel No. 16/110425 and Pin No. 16732101497175U147

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

**LEO FAM TRI, A PUERTO RICO TRUST**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4201 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

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

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

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

**BEGINNING** at a point in the center line of the road leading from the Marshalls Creek to Girard Collage Camp Road (L.R. 45017) to Lake Monroe by way of the now or formerly Albina Slutter property, a corner of lands now or formerly of John Berezowaky and the most Northerly corner of the whole tract of which this tract is a part; thence by land now or formerly John

Berezowaky, South 42 degrees 37 minutes East (at 14.34 feet passing a pipe), 323.7 feet to a pipe; thence by the same, South 22 degrees East 2019 feet to a stone corner; thence by lands now or formerly of Eugene W. Bonds and Albert C. Road, south 58 degrees 25 minutes West (at 27.1 feet passing a stone corner), 374 feet to a pipe; thence by lands now or formerly of Margaret E. Grimm, North 22 degrees West, 1467.5 feet to a pipe; thence by the same, North 62 degrees 35 minutes West, 138.2 feet to a point; thence by lands now or formerly of Leland S. Madden, North 27 degrees 55 minutes East, 200 feet to a point; thence by the same, North 62 degrees 35 minutes West, 220 feet to a point; thence along the end of a right-of-way conveyed by James E. Ashworth and wife to Leland J. Madden and by deed dated October 21, 1966, and recorded in Deed Book Volume 342, page 688, North 27 degrees 25 minutes East, 20 feet to a point; thence along the Northerly side of said right-of-way, North 62 degrees 35 minutes West 249.21 feet to a point in the center line of said road leading to Lake Monroe; thence along the center line of said road and by land now or formerly A. W. Sherwood, North 29 degrees 40 minutes East, 319.83 feet to a point; thence by the same, North 40 degrees 59 minutes East, 278.6 feet to the place of Beginning.

**TOGETHER** with all right, title and interest of the Grantors, their heirs and assigns, in and to the land over which a right-of-way was granted by James E. Ashworth and Emma K. Ashworth, his wife, to Leland S. Madden and Thelma M. Madden, his wife, by deed dated October 26, 1966 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Deed Book Volume 342, page 688; **SUBJECT**, however, to the rights of said Leland S. Madden and Thelma M. Madden, his wife and their heirs and assigns, to use same.

**EXCEPTING AND RESERVING** thereout and therefrom all that tract, piece or parcel of land bounded and described as follows, to wit:

**BEGINNING** at a point in line of lands of Margaret E. Grimm, from which the Southerly corner of lands conveyed by James Ashworth and wife to Leland S. Madden and wife by their deed dated February 22, 1955, and recorded in Deed Book Volume 210, page 286, bears the following 2 courses and distances: 1) North 22 degrees 00 minutes 00 seconds West, 102 feet to a pipe; and 2) North 62 degrees 35 minutes 00 seconds West, 158.2 feet; thence by lands intended to be conveyed by James Ashworth to Fred Meuser, North 68 degrees 0 minutes 0 seconds East (at 118.78 feet passing the Southwesterly corner of a proposed fifty foot wide right-of-way), 168.78 feet to a point, the Southeasterly corner of a proposed 50 foot wide right-of-way; thence by the same, North 7 degrees 49 minutes 36 seconds East, 301.58 feet to a point; thence by the same, North 42 degrees 37 minutes 00 seconds West, 707.96 feet to a point in the centerline of Bear Swamp Road leading from Pennsylvania Legislative Route No. 45017 toward Lake Monroe; thence in and along the centerline of Bear Swamp Road, North 40 degrees 59 minutes 00 seconds East, 208 feet to a point in the centerline of Bear Swamp Road; thence by lands now or formerly of John Berezowaky and leaving the centerline of Bear Swamp Road, South 42 degrees 37 minutes 00 seconds East (at 14.34 feet passing a pipe), 323.7 feet to a pipe; thence by the same, South 22 degrees 00 minutes 00 seconds East, 2019 feet to a stone corner; thence by lands of Eugene W. Bonds and thence by lands of Albert Cushing Reed III, South 58 degrees 25 minutes 00 seconds West (at 27.10 feet passing a stone corner) 374 feet to a pipe; thence by lands of Margaret E. Grimm, North 22 degrees 00 minutes 00 seconds West 1365.50 feet to the place of Beginning.

**FURTHER EXCEPTING AND RESERVING** unto the James K. Ashworth and Emma K. Ashworth, his wife, their heirs and assigns, in common with the grantees, their heirs and assigns, the right of ingress, regress

and egress in, over and along a right-of-way having a width of 25 feet on each side of the following described centerline:

**BEGINNING** at a point from which a point at the end of the first course of the tract of land intended to be conveyed by James Ashworth to Paul Mueller bears North 68 degrees 00 minutes 00 seconds East distant 25 feet; thence through the above described tract and along the centerline of the right-of-way, North 22 degrees 00 minutes 00 seconds West, 185.19 feet to a point of curvature of a tangent curve; thence by the same and along a curve to the left having a radius of 256.42 feet for an arc length of 181.63 feet, chord bearing and distance being North 42 degrees 17 minutes 30 seconds West, 177.85 feet to a point of tangency of a tangent curve; thence by the same, North 62 degrees 35 minutes 00 seconds West, 469.01 feet to a point in the centerline of Bear Swamp Road, leading from Pennsylvania Legislative Route No. 45017 toward Monroe Lake.

Being the same premises which Walter Bunge and Marie Bunge, h/w, by Deed dated 9/21/2007 and recorded 10/19/2007 in Deed Book 2319, page 938, conveyed unto Brian M. Duffin, Sr. and Sally A. Duffin, h/w, in fee.

Parcel Identification No: 9/14/1/17

MAP #: 09-7315-00-92-6364

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

**BRIAN M. DUFFIN, SR**

**SALLY A. DUFFIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TYLER J WILK, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8539 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

**ALL THAT CERTAIN** property situated in the Township of Polk, in the County of Monroe, Commonwealth of Pennsylvania, and being described as follows: 13/6/1/70-16. Being more fully described in a deed dated January 11, 2002 and recorded January

24, 2002, among the land records of the County and State set forth above, in Deed Volume 2113 and Page 5418.

**TRACT 1**

**ALL THAT CERTAIN** tract of ground situated in the Township of Polk, Monroe County, Pennsylvania, described as Lot 42 in a plan of lots known as 'Brookwood on the Pohopoco' as surveyed in 1959, bounded and described as follows:

Beginning at the wooden stake in lone of land now or lately of Arlington Smale and further located North forty-five degrees East (N 45 degrees E) twenty-two (22') feet from an iron pin on the southwesterly side of the Township road (R422) leading from the Lehighton to Stroudsburg Highway (209) to Kunkletown; thence turning and running along land now or lately of Arlington Smale, North forty-five degrees East (N 45 degrees E) ninety feet ten inches (90'10") to a wooden stake in line of land of same and at a corner common with Lot 43, of the aforementioned 'Brookwood' plan, thence turning and running along land of Lot 43, South thirty-three degrees thirty minutes West (S 30 degrees 30' W) one hundred and two feet ten inches (102'10") to a wooden stake along the North side of Oak St. and at a corner common with Lot 43; thence turning and running along the North side of Oak St. South fifty-six degrees twenty-eight minutes West (S 58 degrees 28' W) seventy-four feet eight inches (74'8") to a wooden stake on the North side of Oak St., and along the northeast side of the aforementioned Township Road T422; thence turning and running along said road the following two (2) courses and distances; (1) North thirty-three degrees thirty-two minutes West (N 33 degrees 32 seconds W) twenty-eight feet (28'), and (2) North forty-seven degrees thirty-two minutes West (N 47 degrees 32' W) sixty feet (60') to the place of beginning. Containing approximately seven thousand seven hundred square feet (7,700 sq. ft.).

**TRACT 2**

**ALL THAT CERTAIN** tract of ground situated in the Township of Polk, Monroe County, Pennsylvania, described as Lot 43 in a plan of lots known as 'Brookwood on the Pohopoco' as surveyed in 1959, bounded and described as follows:

Beginning at a wooden stake in line of land now or lately of Arlington Smale and at a common corner with Lot 42 of the aforementioned 'Brookwood' plans through plans thence running along land now or lately of Arlington Smale, North forty-five degrees East (N 45 degrees E) sixty-six feet ten inches (66'10") to a wooden stake in line of land now or lately of Arlington Smale and at a common corner with Lot 44, South thirty-three degrees thirty minutes East (S 33 degrees 30' E) one hundred fifteen feet eight inches (115'8") to a wooden stake along the North side of Oak Street and at a common corner with Lot 44; thence turning and running along the North side of Oak street, South fifty-six degrees twenty-eight minutes West (S 56 degrees 28' W) sixty-five feet (65') to a wooden stake on the North side of Oak Street and at a common corner with Lot 42; thence turning and running along land of Lot 42, NORTH thirty-three degrees thirty minutes West (N 33 degrees 30' W) one hundred two feet ten inches (102'10") to place of beginning. Containing approximately seven thousand one hundred fifty square feet (7,150 sq. ft.)

**TITLE TO SAID PREMISES VESTED IN Tara Coman, Individually, by Deed from Charles Coman, Jr. and Tara Coman, h/w, as Joint Tenants with the Right of Survivorship and not as tenants in common, dated 01/15/2014, recorded 01/16/2014, in Book 2433, Page 946.**

Tax Code: 13/6/1/70-16

Tax Pin: 13622703133528

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

**CHARLES COMAN, JR**

**TARA COMAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6061 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

ALL those three (3) certain lots or pieces of land, together with all improvements thereon, situated in **Hamilton Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit

No. 1: Beginning a pipe in line of lands formerly of Joseph Nyce now of Harold Spragle from which a stone corner in line of lands of Arnold Hallock and being the Northwestern corner of the whole tract of which this lot is a part, bears South fifty-seven degrees fifteen minutes West distant eight hundred thirty-two feet; thence by lands of Harold Spragle North fifty-seven degrees fifteen minutes East one hundred fifty-eight and seventy-five one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes, of which this lot is a part, South seventeen degrees seventeen minutes East (at four hundred eighty-three and fourteen one-hundredths feet passing a pipe) five hundred twenty-two and fifty-nine one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the center line of said road South seventy-five degrees twelve minutes West one hundred fifty-three and one-tenth feet to a point; thence by the same but leaving said road, North seventeen degrees seventeen minutes West (at forty-seven and eight-tenths feet passing a pipe) four hundred seventy-two and eight-tenths feet to the place of beginning. Containing 1.74 acres.

No. 2: Beginning at a pipe in line of lands of Harold Spragle at the Northeastly corner of lands conveyed by Anna K. Hawkes Hutton to Thomas Swink by deed dated August 24, 1961, and recorded in Deed Book Vol. 286, Page 294; thence by lands of Harold Spragle North fifty-seven degrees fifteen minutes East twenty-five and ninety-four one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes Hutton, of which this lot was formerly a part, South seventeen degrees seventeen minutes East (at

four hundred ninety and five-tenths feet passing a pipe) five hundred thirty-five and ninety-five one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the centerline of said road South eight-seven degrees seven minutes West twenty-five and eighty-one one-hundredths feet to a point; thence by lands of Thomas Swink North seventeen degrees seventeen minutes West five hundred twenty-two and fifty-nine one-hundredths feet to the place of Beginning. Containing 0.304 acre, more or less.

No. 3: Beginning at a pipe in line of lands of Harold Spragle at the Northwestern corner of lands conveyed by Anna K. Hutton to Thomas Swink by deed dated August 24, 1961, and recorded in Deed Book Vol. 286, Page 294; thence by lands of Harold Spragle South fifty-seven degrees fifteen minutes West thirty-one and thirteen one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes Hutton, of which this lot was formerly a part, South seventeen degrees seventeen minutes East (at four hundred twenty-one and fifty-three one-hundredths feet passing a pipe) four hundred sixty-six and fifty-three one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the center line of said road North sixty-eight degrees forty-eight minutes East thirty and seven one-hundredths feet to a point; thence by land of Thomas Swink North seventeen degrees seventeen minutes West four hundred seventy-two and eight-tenths feet to the place of Beginning. Containing 0.324 acre, more or less.

Title to said premises vested in Elkin A. Serna and Ana D. Serna by Deed from John Martin dated March 28, 2006 and recorded on April 4, 2006 in the Monroe County Recorder of Deeds in Book 2262, Page 9412 as Instrument No. 200614073.

Being known as: 90321 Running Valley Road, Stroudsburg, PA 18360

Tax Parcel Number: 07/7/1/36-1

Tax Pin Number: 07637104917661

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

**ELKIN A. SERNA  
ANA D. SERNA**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROGER FAY, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9



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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9644 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

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

**BEGINNING** at an iron pin on the West side of a 40 foot proposed road known as Long Mountain Road, said pin lying distant 42.10 feet on a course bearing South 7 degrees 46 minutes 30 seconds West from the Northeast corner of land now or late of Walter G. Gould; thence along the West side of said road South 7 degrees 46 minutes 30 seconds West 123.14 feet to an iron pin; thence along the arc of a curve to the right having a radius of 540 feet and a chord of 98.86 feet on a course bearing South 13 degrees 01 minutes 37 seconds West, a distance of 99.00 feet to an iron pin; thence along the arc of a curve to the right having a radius of 100 feet and a chord of 110.56 feet on a course bearing South 51 degrees 50 minutes 23 seconds West a distance of 117.15 feet to an iron pin on North side of a proposed 40 foot road known as Winter Hill Road; thence along the North side of Winter Hill Road South 85 degrees 24 minutes 50 seconds West 99.15 feet to an iron pin; thence through land of the former grantor North 4 degrees 35 minutes 10 seconds West 250.42 feet to an iron pin on the South side of a 40 foot right of land of Robert Gould; thence along the South side of said right of way North 79 degrees 34 minutes 22 seconds East 248.90 feet to the place of **BEGINNING**.

**CONTAINING** 1.258 acres, more or less. **BEING** Lot No. 8 on a subdivision plan of land of Walter G. Gould, prepared by Achterman Associates, Consulting Engineers, East Stroudsburg, Pennsylvania, and recorded in Monroe County Plot Book No. 20, page 55

**UNDER AND SUBJECT** to covenants, conditions and restrictions which shall run with the land as appear in chain of title.

**BEING THE SAME PREMISES** which Carl Dalrymple and Lorraine Dalrymple, husband and wife, by deed dated 3/28/2005 and recorded 4/1/2005 in Book 2220 Page 6954 conveyed to Carl Dalrymple and Lorraine Dalrymple, husband and wife and the said Carl Dalrymple departed this life on 7/6/2017 and the said Lorraine Dalrymple departed this life on 7/23/2011, vesting title solely in SUSAN BEERS solely in Her Capacity as Heir of Carl Dalrymple Deceased, The Unknown Heirs of Carl Dalrymple Deceased, NANCY COMPTON Solely in Her Capacity as Heir of Carl Dalrymple Deceased, JAMES DALRYMPLE Solely in His Capacity as Heir of Carl Dalrymple Deceased, CARL DALRYMPLE III Solely in His Capacity as Heir of Carl Dalrymple Deceased, TAMMY DEHAVEN Solely in Her Capacity as Heir of Carl Dalrymple Deceased, JANET HOFFMAN Solely in Her Capacity as Heir of Carl Dalrymple Deceased and DEBRA STILSON Solely in Her Capacity as Heir of Carl Dalrymple Deceased.

Pin #: 13623903110679

Tax Code #: 13/1/2/11

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

**SUSAN BEERS SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED  
THE UNKNOWN HEIRS OF CARL DALRYMPLE DECEASED**

**NANCY COMPTON SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED**

**JAMES DALRYMPLE SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED**

**CARL DALRYMPLE III SOLELY IN HIS CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED**

**TAMMY DEHAVEN SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED**

**JANET HOFFMAN SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE DECEASED**

**DEBRA STILSON SOLELY IN HER CAPACITY AS HEIR OF CARL DALRYMPLE 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

REBECCA A SOLARZ, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2039 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

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

**ALL THOSE TWO (2) CERTAIN** tracts, piece or parcels of land situate in the Township of Eldred, County of Monroe and Commonwealth of Pennsylvania, described as follows, to wit:

**NO. 1: BEGINNING** at a point in the middle of L.R. 45052 as shown on map entitled "Minor Subdivision, lands of Elizabeth U.T. Mertz", recorded in Plot Book Volume 60, page 280; thence along lands now or formerly of Carrie L. Richards the following seven (7) courses and distances: (1) North 21 degrees 52 minutes 15 seconds West 401.99 feet to an iron pipe; (2) South 55 degrees 15 minutes 52 seconds West 112.26 feet to an iron pipe; (3) North 44 degrees 09 minutes 38 seconds West 252.45 feet to an iron pipe; (4) North 13 degrees 09 minutes 38 seconds West 330.00- feet to an iron pipe; (5) North 78 degrees 20 minutes 22 seconds East 33.0 feet to an iron pipe; (6) North 15 degrees 54 minutes 53 seconds West 887.10 feet to an iron pipe; (7) North 56 degrees 10 minutes



50 seconds East 49.50 feet to an iron pipe; thence along other lands of Elizabeth U.T. Mertz South 23 degrees 30 minutes 16 seconds East 1191.74 feet to the intersection of a stone row; thence by the same North 59 degrees 42 minutes 26 seconds East 559.71 feet to an oak; thence by lands now or formerly of Wilber H. Nye and Anthony Thompson South 26 degrees 53 minutes 11 seconds East (at 42.31 feet passing a stone corner) 438.91 feet to a point in the middle of L.R. 45052; thence in and along said middle of L.R. 45052 the following six (6) courses and distances: (1) South 48 degrees 04 minutes 09 seconds West 246.39 feet to a point; (2) South 41 degrees 28 minutes 54 seconds West 79.37 feet to a point; (3) South 34 degrees 29 minutes 59 seconds West 177.21 feet to a point; (4) South 41 degrees 00 minutes 17 seconds West 66.92 feet to a point; (5) South 52 degrees 17 minutes 36 seconds West 68.53 feet to a point; (6) South 60 degrees 11 minutes 18 seconds West 68.99 feet to the place of BEGINNING. CONTAINING 12.40 acres.

NO. 2: BEGINNING at an iron rail, said iron rail, said iron rail being a common corner of lands now or formerly of U.S. Steel and lands now or formerly of Universal Atlas Cement Co., as shown on map entitled "Minor Subdivision, lands of Elizabeth U.T. Mertz", recorded in Plot Book Volume 60, page 280; thence along said lands now or formerly of Universal Atlas Cement Co. North 82 degrees 25 minutes 50 seconds East 702.75 feet to an iron rail; thence along lands now or formerly of Wilbur H. Nye South 12 degrees 10 minutes 10 seconds East 1165.99 feet to an iron pipe; thence by the same South 26 degrees 53 minutes 11 seconds East 198.00 feet to an oak; thence along Parcel "A" as shown on said map South 59 degrees 42 minutes 26 seconds West 559.71 feet to the intersection of a stone row; thence by the same North 23 degrees 30 minutes 16 seconds West 1191.74 feet to an iron pipe; thence by lands now or formerly of Carrie L. Richards North 10 degrees 04 minutes 10 seconds West 419.75 feet to the place of BEGINNING. CONTAINING 21.677 acres.

TITLE TO SAID PREMISES VESTED IN Mark A. Michael and Kimberly A. Michael, by Deed from Mark A. Michael and Kimberly A. Michael, husband and wife, dated 04/02/2002, recorded 07/08/2002, in Book 2126, Page 92.

TAX CODE: 06/116965 and 06/2/1/8

TAX PIN: 06624500234317 and 06624500240149

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

**MARK A. MICHAEL**

**KIMBERLY A. MICHAEL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Bary J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8057 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

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

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

Beginning at a point in the North right of way line of the public road, Legislative Route 46004, leading from Kunkletown to Saylorburg, said point also being the southeast corner of Tract No. 2; thence (1) in and along the East line of Tract No. 2 (passing over an iron pipe at 7.84 feet) North twenty three (23 degrees) degrees two (02 minutes) minutes forty five (45 seconds) seconds West one thousand eighty two and sixty three one-hundredths (1082.63) feet to an iron pipe in line of lands now or late of Livengood, Inc., said point also being the northeast corner of Tract No. 2; thence (2) in and along lands now or late of Livengood, Inc. North sixty seven (67 degrees) degrees eighteen (18 minutes) minutes forty five (45 seconds) seconds East three hundred and no one hundredths (300.00) feet to an iron pipe, said point also being the northwest corner of Tract No. 4; thence (3) in and along the West line of Tract No.4 (passing over an iron pipe at 99.27 feet) South twenty three (23 degrees) degrees two (02 minutes) minutes forty five (45 seconds) seconds East one thousand and nine and fifty five one hundredths (1009.55) feet to a point in the North right of way line of L.R. 45004, said point also being the southwest corner of Tract No. 4; thence (4) in and along the North right of way line of L.R. 45004, South fifty three (53 degrees) degrees thirty six (36 minutes) minutes ten (10 seconds) seconds West three hundred eight and thirty four one hundredths (308.34) feet to a point, the place of beginning. Containing 7.20 acres of land, more or less, Being Tract No. 3.

Bounded on the North by lands now or late of Livengood, Inc., on the East by Tract No. 4, on the South by the public road (L.R. 45004) and on the West by Tract No. 2. Less and Except Lot #1 as shown on plot filed February 8, 1990 in the Monroe County Recorder's Office in Book 62 Page 67.

Less and Except

Lot #1 as shown on plot filed February 8, 1990 in the Monroe County Recorder's Office in Book 62 Page 67.

Tax I.D. #: 06/3/1/21-16

PIN # 06624600636722

Being Known As: 1107 Kunkletown Road, Saylorburg, Pennsylvania 18353.

Title to said premises is vested in Vincent Sansone, Jr. and Elizabeth A. Sansone, husband and wife by deed from Glenn E. Shows and Donna R. Shows, his wife dated July 8, 1982 and recorded August 2, 1982 in Deed Book 1199, Page 88. The said Vincent Sansone, Jr. died on April 2, 2007 thereby vesting title in his surviving spouse Elizabeth A. Sansone by operation of law. The said Elizabeth A. Sansone died on April 13, 2018. On May 1, 2018, Letters of Testamentary were granted to Elizabeth Strohl a/k/a Elizabeth A. Sansone-Stohl, nominating and appointing him as the Executor of the Estate of Elizabeth A. Sansone.

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

**ELIZABETH A. STROHL A/K/A ELIZABETH A. SANSONE, EXECUTOR OF THE ESTATE OF ELIZABETH A. SANSONE**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**CHRISTINE L GRAHAM, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4298 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

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

**BEGINNING** at an iron pipe on the southwest side of Howard Drive, a forty foot right-of-way leading north-westerly from Township Route 505, southwest of Route 45078, the public road between Stroudsburg and Route 45019 between Wigwam Park and Mt. Zion, said pipe being also the most northerly corner of Lot 40, as shown on Plan of Lots of Eastwick Grove, dated August 3, 1957; thence along the southwest side of the said Howard Drive (Bearings from Magnetic Meridian of 1956) North 33 Degrees 49 minutes West 100.00 feet to a pipe on the southwest side of the aforesaid Howard Drive, said pipe being also the most easterly corner of Lot 38, as shown on the said Plan of Lots of Eastwick Grove; thence by the said Lot 38, South 56 degrees 11 minutes West 200.00 feet to an iron pin on line of Lot 20, as shown on the aforesaid Plan of Lots; thence by the said Lot 20 South 33 degrees 49 minutes East 100.00 feet to an iron pin on the easterly line of the said Lot 20, said pin being also the most westerly corner of the aforesaid Lot 40; thence by the said Lot 40 North 56 degrees 11 minutes East 200.00 feet to the place of **BEGINNING**. BEING Lot No. 39 on the aforesaid Plan of Lots of Eastwick Grove.

**UNDER AND SUBJECT** to the following restrictions, reservations and conditions:

1. No building or structure of any kind shall be erect-

ed within thirty (30) feet of the front property line, nor within ten feet of any side or rear line. This restrictions shall not apply to any steps, walk, fence, post, arbor or ornamental shrubs or trees.

2. This lot shall not be used, or shall any structure be erected thereon, except for use as a private dwelling and private garage. It shall be permissible to erect on any lot herein conveyed a double house or duplex structure so long as the same is not used for any commercial purposes.

3. No private dwelling shall be erected on the premises herein conveyed to cost less than \$3,500.00 the same to include a garage erected in conjunction therewith.

4. No pigs, cattle, sheep, goats or other farm animals, with the exception of poultry, shall be kept or raised upon said lots or structures thereon.

There is also granted unto the Grantee, her heirs and assigns, the right to use a stream known as Flagler Run as granted in Deed Book volume 362, page 768 in the aforesaid office for the recording of deeds.

AND the said Grantors do hereby covenants and agree to and with the said Grantee that the Grantors, their heirs, executors and administrators, **SHALL and WILL SPECIALLY WARRANT** the property hereby conveyed.

**TITLE TO SAID PREMISES VESTED** in Patricia A. Alexander, by Deed from Roberto Colon, Jr. and Dinora Colon, dated 12/22/2003, recorded 12/24/2003, in Book 2177, Page 7120.

**TAX CODE:** 17/14/1/35-31  
**TAX PIN:** 17639101155957

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

**PATRICIA A ALEXANDER**

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

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

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

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**KENYA BATES, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2038 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**PARCEL NO. 1:**

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

BEGINNING at an iron stake on the South side of a 10 feet wide private road; thence along the West side of lots formerly deeded to Herbert George, Anson Frantz and Milton George, South 15 degrees East 140 feet, more or less, to an iron stake near the edge of Brodhead Creek; thence along the same, North 47 degrees 30 minutes West 50 feet to an iron stake; thence by land of the said grantor hereof, North 07 degrees West 97 feet to an iron stake on the South side of said private road; thence along the same North 71 degrees East 15 feet to the place of Beginning.

BEING Pin No. 02-6248-17-01-0650

PARCEL NO. 2:

ALL THOSE CERTAIN tracts, parcels or pieces of land situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

FIRST-BEGINNING at a stake, thence along the South side of a 10 feet wide private road, North 71 degrees East 75 feet to a stake at Lot No. 9; thence along Lot No. 9 South 15 degrees East 100 feet to a stake; thence, along other land now or late of John L. Smith and Lizzie Smith, of which that was formerly a part, South 71 degrees West 75 feet to a stake; thence, along the same North 15 degrees West 100 feet to the place of Beginning.

BEING Lots Nos. 1 and 2 on Plot or Plan as surveyed by William Keller in April 1935 for John L. Smith and his wife, Lizzie Smith.

SECOND-ON the North by the entire width of Lot No 1 of a Lot Plan of a portion of land now or late of John L. Smith surveyed in 1935 and revised in 1937; 75 feet wide, bounded on the East and West sides respectively by parallel lines which are continuations of the boundaries of Lots Nos. 1 and 2, in the aforesaid plan of Lots sold by John L. Smith to Herbert G. George on 11/14/1935, Page 300, Volume 124, and recorded in the Recorder's Office of Monroe County, the West boundary being 42 feet, more or less, and the East boundary 66 feet, more or less, bounded on the South by a creek, or visible on the premises.

BEING Pin No. 02-6248-17-01-1610

TITLE TO SAID PREMISES VESTED IN John F. Givens, by Deed from Oneida Bobe, dated 12/21/2007, recorded 02/08/2008, in Book 2326, Page 8445.

Mortgagor John Givens a/k/a John F. Givens died on 12/16/2016 and upon information and belief, his surviving heir is Debra Bennett. By executed waiver Debra Bennett waived her right to be named in the foreclosure action.

Tax Code: 02/10/11, 02/9/1/69-1

Tax Pin: 02624817011610,

02624817010650

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN GIVENS A/K/A JOHN F. GIVENS, 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 there-

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6813 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

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

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

ALL THAT CERTAIN tract of land lying between Chery Valley Road (L.R. 45054) and Club Court, as shown on a survey plat of lands of Alan W. Pedersen Estate, prepared by Robert E. Felker, Inc., dated May 15, 1992, situate in the Borough of Stroudsburg and Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, more particularly described as follows:

Beginning in Stroud Township, at an iron pin along the northwest side of Chery Valley Road, said pin being approximately 35 feet from the centerline of said road and in line with lands of N/L Harold Miller; Thence along the northwest side of said road, the following two (2) courses and distances;

(1) South 47 degrees 12 minutes 59 seconds West a distance of 106.99 feet to a point;

(2) South 45 degrees 26 minutes 12 seconds West a distance of 99.00 feet to a point;

Thence along Sarah Street Corporation Subdivision the following two (2) courses and distances:

(1) North 71 degrees 11 minutes 48 seconds West a distance of 509.40 feet to a point. Said line passes through an iron pin at 35.36 feet and a cut stone monument at 170.50 feet from its beginning.

(2) North 23 degrees 07 minutes 00 seconds East a distance of 222.49 feet to an iron pin. Said line crosses the boundary from Stroud Township to Stroudsburg Borough.

Thence along Parcel "A" of the Alan Pedersen subdivision the following three (3) courses and distances:

(1) South 66 degrees 53 minutes 00 seconds East a distance of 264.04 feet to an iron pin.

(2) North 23 degrees 07 minutes 00 seconds East a distance of 309.52 feet to an iron pin.

(3) North 02 degrees 53 minutes 00 seconds West a distance of 100.00 feet to an iron pin along the South side of Club Court.

Thence along the South side of said road North 87 degrees 07 minutes 00 seconds East a distance of 77.90 feet to an iron pin.

Thence along land of N/L Harold Miller and crossing the boundary from Stroudsburg Borough to Stroud Township, South 11 degrees 47 minutes 37 seconds East a distance of 522.50 feet to the point of beginning. Said line passes through an iron pin at 351.09 feet, from its beginning, which marks the approximate borough/township boundary line. Containing 4.352 acres, more or less.

Property taxes are paid to the Borough of Stroudsburg.

Being known and numbered as 40 Club Court,

Stroudsburg, PA 18360  
 Being Parcel Number 18/119803  
 Pin #: 18730011650240

**BEING THE SAME PREMISES CONVEYED UNTO**  
 James Bartlett from Lonn Garry Schwartz and Patricia Anne Schwartz, his wife in the Deed dated February 27, 2003 and recorded March 6, 2003 in Volume/Page 2146/6562 in the Office of the Recorder of Deeds of Monroe County.

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

**JAMES BARTLETT**

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

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1676 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

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

**BEGINNING** at a post and stone three perches from the Milford Road on the line of Pierson and Stillman; thence by said Pierson and Stillman land, South eighty-five and one-half degrees East twenty-eight and one-tenth perches to a stone; thence by land late of Thomas Stemple, deceased, South twenty-one degrees East six and seven-tenths perches to a stone; thence by land late of Joseph Sharp, North eighty-five and one-half degrees West twenty-five feet and eight-tenths perches to a stone on the Northeastly side of a road twenty-five feet wide; thence along the North-erly and Northeastly side of the said road or street, North thirty four and one-half degrees West seven and four-tenths perches to the place of **BEGINNING**. **THERE** is, however, to be **EXCEPTED AND RE-SERVED** from this conveyance a certain tract, lot or piece of land bounded and described as follows:

**BEGINNING** at an iron pin on the East side of Lackawanna Avenue, corner of land late of Joseph Sharp;

thence along the Easterly side of the said Lackawanna Avenue, North thirty-four degrees thirty five minutes West, eighty-two and one-tenths feet to an iron pin; thence by other lands now or late of Julius Bush (of which this was a part), South eighty-four degrees twenty minutes East one hundred forty-five and six-tenths feet to a post; thence by the same, North five degrees forty minutes, East, thirty and nine-tenths feet to an iron pin; thence by lands now or late of E.G. Williams and George E. Stauffer Estate, South eighty-four degrees twenty minutes East three hundred thirteen feet to a post; thence by land of John Peshchko and the Estate of Oscar Stemple, deceased, South nineteen degrees twenty-five minutes East one hundred ten and six-tenths feet to an old fence post; thence by land late of the said Joseph Sharp, North eighty-three degrees fifteen minutes West four hundred fifty one and seven-tenths feet to the place of **BEGINNING**.

**EXCEPTING AND RESERVING** a certain lot or piece of land conveyed by Grace A. Morrison and George H. Morrison, her husband, to the Borough of East Stroudsburg by Deed of Right of Way dated August 14, 1954 and recorded November 17, 1954 in the aforesaid Office in Deed Book Volume 207, page 370.

Title to said Premises vested in Sonia Smith by Deed from Tadeusz Byra and Halina Z. Byra dated July 27, 2006 and recorded on August 11, 2006 in the Monroe County Recorder of Deeds in Book 2277, Page 2763 as Instrument No. 200634341.

Being known as: 334 Lackawanna Ave, East Stroudsburg, PA 18301

Tax Parcel Number: 05-6/2/11/11  
 Tax Pin Number: 05730112870128

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

**SONIA 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  
 ROGER FAY, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2341 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

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

**ER IS HIGHER BY CASHIERS CHECK**

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. 107 as shown on a plan entitled, "Final Major Subdivision Plan, The Estates at Great Bear, Phase VI" dated September 30, 1999 last revised November 11, 1999, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek, Pa and recorded December 7, 1999 in Plot Book 71 Page 277, more particularly described as follows:

Beginning at a common, corner of Lots No. 107 and 108 on the northeasterly side of Benson Court (50' R.O.W.); thence

1. Along Lot No. 108, North 58 degrees 11 minutes 10 seconds East, a distance of 202.65 feet to a corner on line of Lot No. 106; thence

2. Along Lot No. 106, South 50 degrees 34 minutes 04 seconds East, a distance of 146.18 feet to a corner on the northwesterly side of Great Bear Way (50' R.O.W.); thence

3. Along the northwesterly side, passing along an arc of a circle curving to the right, having a radius of 275.00 feet, an arc distance of 223.06 feet to a point of tangency on the northerly side of Great Bear Way; thence

4. Along the northerly side, North 85 degrees 54 minutes 19 seconds West, a distance of 22.39 feet to a point of curve; thence

5. Passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 73.93 feet to a point of reverse curve on the aforesaid side of Benson Court; thence

6. Along the northeasterly side, passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 48.94 feet to the first mentioned point and place of beginning.

Containing 32,538 square feet of land.  
Subject to a 20' Drainage, Utility and Slope Easement as shown on said referenced Final Major Subdivision Plan.

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

BEING THE SAME PREMISES which TOLL PA III, L.P., by Deed dated 10/03/2003 and recorded 10/16/2003 in Book 2170 Page 8793 conveyed to Bary Klein and Deann Klein, husband and wife.

Pin #: 09733300866158

Tax Code #: 09/91448

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

**DEANN KLEIN**

**BARRY M. KLEIN AKA BARRY KLEIN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

KEVIN G MCDONALD, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Bary J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3811 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

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

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 on the Northerly line of Azalea Lane, said iron being the Southwesterly corner of Lot No. 103 as shown on map entitled "Camellia Acres, revised 20 February 1974"; thence along Lot No. 103, N 3 degrees 54 minutes 29 seconds West 200.00 feet to an iron in line of lands of Alvin Luckey; thence along said lands of Alvin Luckey, N 86 degrees 05 minutes 31 seconds E 220.00 feet to an iron, said iron being the Northwesterly corner of Lot No. 101 as shown on said map; thence along Lot No. 101, S 3 degrees 54 minutes 29 seconds E 200.00 feet to an iron on said Northerly line of Azalea Lane; thence along the Northerly line of Azalea Lane, S 86 degrees 05 minutes 31 seconds W 220.00 feet to the place of BEGINNING.

BEING Lot No. 102 as shown on said map.

Being known for information purposes only as 214 Azalea Road f/k/a 601 Azalea Lane, Brodheads ville, PA 18322.

Being Parcel Number 02/2/3/6

(PIN 02625804941969)

BEING THE SAME PREMISES which Sharon L. Motts, by Deed dated 10/28/2009 and recorded 11/02/2009 in the Office of the Recording of Deeds in and for the County of Monroe, in Deed Book 2361, Page 9632, granted and conveyed unto Richard Kiley and Maureen Kiley, husband and wife, in fee.

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

Tax ID #: 02/2/3/6

PIN #: 02625804941969

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

**RICHARD KILEY A/K/A RICHARD H. KILEY  
MAUREEN KILEY**

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

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification

from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2896 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot or parcel of land situate in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at an iron pin on the southerly line of Kitty Lane being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled "Subdivision of Lands of C.F. Economy," dated April 20, 1982, and recorded in Plot Book Volume 59, Page 137; thence by said Lot No. 2 South 22 degrees 23 minutes 30 seconds East 203.07 feet to an iron pin on the northerly lie of Pa. S.R. 0209; thence along said northerly line of Pa. S.R. 0209 on a curve to the right having a radius of 1407.40 feet for an arc length of 148.00 feet (chord bearing and distance being South 74 degrees 37 minutes 12 seconds West 147.93 feet) to a point of tangency; thence by the same South 77 degrees 37 minutes 57 seconds West 91.61 feet to a pipe; thence along the easterly line of a parcel of land designated as "Reserved for Commercial Use," as shown on a plan of "Foxwood, Section 1," dated April 20, 1982, and recorded in Plot Book Volume 59, Page 306, North 12 degrees 24 minutes 26 seconds West 195.48 feet to an iron pin on the aforementioned southerly line of Kitty Lane; thence along said southerly line of Kitty Lane, North 77 degrees 35 minutes 34 seconds East 65.43 feet to a concrete monument, a point of curvature; thence by the same on a curve to the left having a radius of 800.00 feet for an arc length of 139.41 feet (chord bearing and distance being North 72 degrees 36 minutes 02 seconds East 139.23 feet) to the place of **BEGINNING**.

**BEING** Lot No. 1 as shown on the above-described plan recorded in Plot Book Volume 59, Page 137.

**BEING THE SAME PREMISES** which Joseph W. Rogowski Construction, Inc. by Deed dated November 13, 2012 and recorded on November 14, 2012, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2411 at page 209, as Instrument No. 201230921 granted and conveyed unto Brent A. Scarano, Sr. and Lauren M. Scarano, husband and wife.

Being Known as 119 Kitty Lane, Kresgeville, PA 18333  
 Tax Code No. 13/5/1/19-19  
 Parcel Identification No. 13621700921929

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**BRENT A SCARANO, SR  
 LAUREN M SCARANO**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5072 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:**

**Beginning** at an iron pipe on the northwesterly line of North Shore Drive, said iron pipe being the most easterly corner of Lot No. 134 as shown on map entitled, "Amended Plotting Section G, Indian Mountain Lake, 15 February 1964"; thence along Lot No. 134 as shown on said map (a radial line to the last hereinafter described curve), North 53 degrees 22 minutes 10 seconds West 179.70 feet to a point; thence along Lot No. 133 as shown on said map, North 57 degrees 46 minutes 20 seconds East 104.72 feet to a point; thence along Lot No. 136 as shown on said map (a radial line to the first hereinafter described curve), South 56 degrees 04 minutes 30 seconds East 135.01 feet to an iron pipe; thence along the northwesterly line of North Shore Drive as shown on said map on a curve to the left having a radius of 850.00 feet an arc length of 54.31 feet to a point of reverse curvature; thence by the same on a curve to the right having a radius of 450.00 feet an arc length of 50.00 feet to the place of beginning. **Being** Lot No. 135, Section G, as shown on plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated February 15, 1974, being the same premises which Indian Mountain Lake Development, Corp., a Pennsylvania Corporation, by deed dated April 22, 1966, recorded in the Monroe County Recorder of Deeds Office, at Stroudsburg, PA, in Deed Book Vol. 336, page



299& amp;C, granted and conveyed unto John E. Detweiler and Magdalena Detweiler, his wife, grantors hereof, subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Being the same premises conveyed to Robert J. Hasselbach and Concetta Hasselbach, his wife from John E. Detweiler and Magdalena Detweiler, his wife by deed dated 8/14/1989, and recorded on 8/14/1989, in Book 1695, Page 970, in Monroe County, PA.

This mortgage covers premises on which the principal improvement is a single family dwelling.

PIN #: 20631116945043

Tax Code #: 20/8C/1/42

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROBERT J. HASSELBACH**

**CONCETTA F. HASSELBACH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KELLY L EBERLE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3375 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Jackson** , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the northerly right-of-way line of Sherwood Forest Road, T-455, said iron being the southeasterly corner of Lot 1A as shown on map entitled, "Minor Subdivision, lands of Robert L. Mitchell, et ux.", dated 30 October 1991; thence along said Lot 1A, the following five (5) courses and distances: 1) North 39 degrees 56 minutes 09 seconds West 42.31 feet to an iron; 2) North 10 degrees 50 minutes 01 seconds West 101.51 feet to a fence post; 3) North 23 degrees 24 minutes 00 seconds East 85.39 feet to a fence post; 4) North 61 degrees 15 minutes 33 seconds West 103.71 feet to an iron; 5) North 30 degrees 08 minutes 33 seconds East 336.55 feet to an iron, a

corner of Lot 1B as shown on said map; thence along said Lot 1B, the following four (4) courses and distances: 1) South 61 degrees 15 minutes 33 seconds East 145.00 feet to a fence post; 2) South 30 degrees 08 minutes 33 seconds West 110.67 feet to a fence post; 3) south 56 degrees 31 minutes 16 seconds East 106.16 feet to an iron; 4) South 1 degrees 30 minutes 18 seconds West (a radial line to the first hereinafter described curve) 228.28 feet to an iron on the northerly right-of-way line of Sherwood Forest Road; thence along the northerly right-of-way line of Sherwood Forest Road on a curve to the left having a radius of 220 feet an arc length of 89.38 feet to a point of compound curvature; thence along the same on a curve to the left having a radius of 420 feet an arc length of 133.14 feet to a point of tangency; thence along the same, South 50 degrees 03 minutes 51 minutes West 24.33 feet to the place of Beginning. Containing 2.487 acres, more or less. Being Lot 1C as shown on said map.

**BEING THE SAME PREMISES** which Susan Christine Matthews and William Matthews, her husband, by deed dated 4/13/2017 and recorded 4/13/2017 in Book 2489 Page 6697 conveyed to William Matthews. Pin #: 08636000218561

Tax Code #: 08/3/1/59-3

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WILLIAM MATTHEWS**

**SUSAN CHRISTINE MATTHEWS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NORA C VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9020 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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. 521 on the map of plan bearing title or legend "Section E-IV, Locust Lake Village, Tobyhanna Twp.,



Monroe Co., Pa., 27 March 1968, L.A. Achterman, Jr., P.E., East Stroudsburg, PA", bounded and described as follows, to wit:

Beginning at a point in the northwesterly line of Cottontail Lane and at the easternmost corner of Lot No. 522; thence northeastwardly along the northwesterly line of Cottontail Lane by a curve to the right having a radius of 500 feet for an arc distance of 90.59 feet to a point, the southernmost corner of Lot No.520; thence North 57 degrees 22 minutes 10 seconds West along the southwesterly line of Lot No. 520 for a distance of 220.97 feet to a point; thence South 44 degrees 14 minutes 20 seconds West for a distance of 26.90 feet to a point; thence South 47 degrees 30 minutes 20 seconds West for a distance of 92 feet to a point; thence South 42 degrees 29 minutes 40 seconds East along the northeasterly line of Lot No. 524 for a distance of 52.27 feet to a point; thence South 67 degrees 47 minutes 30 seconds East along the northeasterly line of Lot No. 523 and along the northeasterly line of Lot No. 522 for a distance of 211.21 feet to a point; the place of beginning.

Being Known and Numbered as 137 Cottontail Lane, Pocono Lake, Pennsylvania 18347.  
 Being Parcel Number: 19/12E/1/59  
 Pin Number: 19630604722061

Title to said premises is vested in Francis J. Dowd and Elaine E. Dowd, husband and wife, by deed from Edward L. Kershner and Patricia Kershner, husband and wife, by Marguerite A. McKernan, their attorney-in-fact; and Marguerite A. McKernan and Dennis McKernan, husband and wife, dated June 27, 2003 and recorded on June 30, 2003 in Deed Book 2158, Page 3497 and as Instrument Number 200330891. The said Francis J. Dowd died on July 11, 2017 thereby vesting title in his surviving spouse Elaine e. Dowd by operation of law. The said Elaine E. Dowd died on February 15, 2018 without a will or appointment of an Administrator.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DIANE KELLY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 M MOYER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6683 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot or parcel of land situate in the Township of Jackson , County of Monroe, State of Pennsylvania, being Lot 9, Phase III, Brae Hill, bounded and described as follows, to wit:**

Beginning at a point on the Easterly line of Brae Way "C", a common corner of Lot 8 and Lot 9, as shown on a map titled "Final Plan - Site Plan - Brae Hill Phase III", dated under revision 3-25-1994, and recorded in Map File 67-153; thence along the Easterly line of Brae Way "C" the following three (3) courses and distances:

1. On a curve to the left having a radius of 83.50 feet for an arc length of 83.99 feet (chord bearing and distance North 44 degrees 11 minutes 32 seconds West 80.50 feet) to a point of reverse curvature
2. On a curve to the right having a radius of 40.00 feet for an arc length of 40.66 feet (chord bearing and distance North 43 degrees 53 minutes 15 seconds West 38.93 feet) to a point of tangency, and
3. North 14 degrees 45 minutes 58 seconds West 58.46 feet to a point, a common corner of Lot 9 and Lot 10;

Thence by Lot 10 North 75 degrees 14 minutes 02 seconds East 293.80 feet to a point in line of lands now or formerly of Camp Cherith; thence by Camp Cherith South 20 degrees 52 minutes 10 seconds East 160.81 feet to a point, a common corner of Lot 8 and Lot 9; thence by Lot 8 South 74 degrees 37 minutes 29 seconds West 252.41 feet to the point of beginning.

BEING known and numbered as 333 Rosewood Road, Stroudsburg, PA 18360.

Being the same property conveyed to Victoria H. Mann who acquired title by virtue of a deed from Victoria H. Hagnevik nka Victoria H. Mann, married to Michael Joseph Mann, and also signed by Michel Joseph Mann, dated January 29, 2013, recorded February 22, 2013, at Instrument Number 201305232, and recorded in Book 2415, Page 9927, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 08/89731

PIN NO: 08635200518667

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**VICTORIA MANN, AKA VICTORIA H MANN, AKA VICTORIA H HAGNEVIK**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 MEREDITH WOOTERS, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2291 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** message and lot or piece of land situate in the **Township of Barrett**, County of Monroe and Commonwealth of Pennsylvania, known as Ayrshire, bounded and described as follows, to wit:

**BEGINNING** at an iron pin driven in the ground in the East margin of the public road leading from Mountainhome to Buck Hill Falls, from which the center of a white oak tree marked with an old mark bears South 67° East distant 5-8/10 feet, and being also corner of lands now or formerly of William Evans; thence running along said Evans land South 76½° East, 218 feet to an iron pin; thence by other lands now or formerly of William Evans, of which this lot was a part, North 2½° East, 200 feet to an iron pin and stones; thence still by other lands now or formerly of William Evans North 76½° West, 218 feet to an iron pin on the Easterly margin of the aforesaid public road; thence along the Easterly margin of said public road South 2½° West, 200 feet to the place of **BEGINNING**.

**UNDER AND SUBJECT** to the reservations, covenants and conditions as contained in the deed dated June 2, 1947, from Buck Hill Falls Co., to John F. Hulbert and Jean F. Hulbert, and recorded in Deed Book Vol. 160, Page 398.

**UNDER AND SUBJECT** to the agreement and restrictions in Deed Book 1186, Page 183; and Under and Subject to the agreement in Deed Book 1770, Page 1057 and the General Declaration and Supporting Declaration in Vol. 1501, Page 678 and Vol. 1501, Page 714.

**BEING THE SAME PREMISES WHICH** Jonathan S. Kleinman and Barbara Wolfson Kleinman, by Deed dated 7/1/1997 and recorded 7/3/1997 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2037, Page 6828, granted and conveyed unto Max H. Feldman and Kellee A. Monahan-Feldman.

Improvements: Residential property  
 Tax Code No. 01/17/1/102

Pin #01-6388-03-20-8348

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MAX H. FELDMAN  
 KELLEE A. FELDMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks

before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6946 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** tract, piece or parcel of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**Beginning** at a pipe on the northerly side of Analomink Street being the southwest corner of lands of Frank L. Wagner, et ux.; thence along the southerly side of Analomink Street South sixty-one degrees West 44.22 feet to a pipe on the southerly side of Analomink Street being the southeasterly corner of other lands of Ralph A. Matergia, et ux.; thence along other land of Grantor (Ralph A. Matergia, et ux) North twenty-nine degrees fifty-three minutes West 65.7 feet to a pipe; thence by the same North sixty-five degrees thirty nine minutes East 3.51 feet to a pipe; thence by the same North twenty-seven degrees eleven minutes West 85.2 feet to a pipe being the southerly side of Yetter Street; thence along the southerly side of Yetter Street North sixty degrees forty-nine minutes East 36.8 feet to a pipe being the northwest corner of lands of Frank L. Wagner, et ux; thence along land of Frank L. Wagner, et ux, South twenty-nine degrees fifty-one minutes East 150.6 feet to a pipe on the northerly side of Analomink Street being the place of beginning.

Being the same premises conveyed to Scott A. Bartolacci and Brian E. Crawford, by Deed of Derek Anspach, dated November 12, 1999, and recorded November 16, 1999, in Monroe County Deed Book 2071, Page 8271.

**BEING 82-84 Analomink Street, East Stroudsburg, PA 18301**

**BEING Tax ID# 5-4/1/6/10-1**

**PIN # 05-7301-16-94-1295**

**BEING** the same premises Derek Anspach, by Deed dated November 12, 1999, and recorded December 16, 1999, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2071, Page 8271, granted and conveyed unto Scott A. Bartolacci and Brian E. Crawford, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**  
**SCOTT A BARTOLACCI**  
**BRIAN E CRAWFORD**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**BENJAMIN HOEN, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8279 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot or piece of ground situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being shown and designated as Lot 4 on a certain map entitled "Final Plan; Deer Park; Ross Township, Monroe county, Pa.; scale: 1"-100'; October 1973" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plot Book Volume 21, Page 37, on November 15, 1973, and being more particularly described as follows:

**BEGINNING** at a point on the southeasterly sideline of Ridge Court as shown on the above-captioned map, said point being a corner common to Lots 4 and 6; thence (1) along the southeasterly sideline of said road North 55 degrees 13 minutes 48 seconds East 222.55 feet to a point, a corner common to Lots 2 and 4; thence, (2) leaving said road and along said Lot 2 South 34 degrees 46 minutes 12 seconds East 222.15 feet to a point on line of lands now or formerly of Daniel G. Warner, said point also a corner common to Lots 2 and 4; thence (3) along lands now or formerly of said Warner South 60 degrees 41 minutes 38 seconds West 223.57 feet to a point, a corner common to Lots 4 and 6; thence (4) along said Lot 6 North 34 degrees 46 minutes 12 seconds West 200.86 feet to the point of BEGINNING.

**CONTAINING 1.081 acres, more or less.**  
 BEING known and numbered as 115 Ridge Court, Saylorsburg, PA 18353.

Being the same property conveyed to Peter M. Hogden, a married man who acquired title by virtue of a deed from Donald F. Moore and Linda L. Moore, husband and wife, dated September 9, 2008, recorded

September 12, 2008, at Instrument Number 200826981, and recorded in Book 2341, Page 9356, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 15/6/2/12  
 PIN NO: 15625702883186

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SISSEL A. HOGDEN, AS ADMINISTRATRIX OF THE ESTATE OF PETER M. HOGDEN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**CRISTINA L CONNOR, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7556 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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. 327 Section A on the Map or Plan bearing title or legend "Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, as recorded on Plot Book 9, Page 133, Scale: 1" equal 100', June 7, 1963, Revised 12 July, 1963, Leo A. Achterman, Jr., P.E., East Stroudsburg, Pennsylvania," bounded and described as follows, to wit: **BEGINNING** at an iron pipe in the Northeasterly line of Lake Lane and at the Westernmost corner of Lot No. 301; thence North 48° 26' 20" West along the Northeasterly line of Lake Lane for a distance of 50 feet to a point; thence continuing along the Northeasterly line of Lake Lane, by a curve to the right having a radius of 360 feet for an arc length of 110 feet to another iron pipe; thence North 59° 04' 05" East along the line dividing Lots Nos. 326 and 327 (a line radial to said curve) for a distance of 131.26 feet to a point; thence South 19° 06' 10" East in part along the line dividing Lots Nos. 303 and 327 and in part along the line dividing Lots Nos. 302 and 327 for a distance of 136.28 feet to a point; thence South 41° 33' 40" West along the line dividing Lots Nos. 301 and 327 for a

distance of 75.07 feet to a point, the place of BEGINNING.

BEING the same premises which Parutta Leeyawanih, married, by Deed dated 6/23/2016 and recorded 7/1/2016 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2474, Page 573, granted and conveyed unto Donald H. Frazier.

Being Known As Tax Parcel #19/12A/1/11

Map #19-6305-02-86-8582

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**THOMASINA FRAZIER, IN HER CAPACITY AS HEIR OF DONALD H. FRAZIER, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD H. FRAZIER, 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  
HEATHER RILOFF, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8325 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

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. 331, Section No. J, as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15, and 17.

TOGETHER with the right to the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the Grantor, as the Grantor may designate from time to time, for the purposes of ingress, egress, and regress, in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving however, to the Grantor, sewer and other utility lines.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining.

Property Address (for informational purposes only): 9100 Idlewild Drive a/k/a 331 Idlewild, Tobyhanna, PA 18466

PARCEL NO: 3/9C/1/148

PIN 03635918312733

BEING the same premises in which Robert E. Plant, by deed dated 10/14/2005 and recorded 10/20/2005 in the Office of the Recorder of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2244, Page 6978, and in Instrument No. 200548457, granted and conveyed unto Evelyn O. Akanbi

Tax ID #: 3/9C/1/148

PIN 03635918312733

PIN #: 03635918312733

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**EVELYN O AKANBI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8027 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019  
AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 65, The Birches Three, Section Three, as more fully set forth in Plot Book Volume 44 page 87, being described as follows, to wit:

BEGINNING at an iron on the easterly side of Wilson Court, said iron also being a corner of Lot No. 86, The Birches Three, Section Three, thence along Lot No. 86, The Birches Three, Section Three, North 65 degrees 06 minutes 16 seconds East (Magnetic Meridian 1978) for 309.39 feet to an iron, thence along lands of the Birches, recorded Plot Book Volume 31 page

125, South 12 degrees 22 minutes 37 seconds East for 213.25 feet to an iron, thence along lands of Mike Glyptis, South 79 degrees 14 minutes 57 seconds West for 300.00 feet to an iron, thence along the easterly side of Wilson Court the following two courses and distances:

(1) North 10 degrees 45 minutes 03 seconds West for 88.69 feet to an iron;

(2) on a curve to the left having a radius of 200.00 feet and an arc length of 49.37 feet to the place of BEGINNING.

CONTAINING 1.206 acres, more or less. BEING THE SAME PREMISES WHICH Joseph Dudzic, unmarried and Theresa Gutowska, also known as Teresa Gutowska, by Deed dated February 15, 1992 and recorded February 25, 1992 in the Office of the Recording of Deeds, in and for Monroe county, in Record Book Volume 1815, Page 1354, granted and conveyed unto Teresa Gutowska.

Improvements: Residential property

Tax Code No. 02/6E/1/27

Pin Number 02634104524091

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TERESA GUTOWSKA A/K/A

THERESA GUTOWSKA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW J MCDONNELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4458 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN lot or piece of land situate in the Borough of East Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the northeasterly corner of land of Victor Thulin from which a pipe in line of land of Sarah B. Smith and being a corner of lands of Victor Thulin and lands of Elmer Shoemaker bears South seventy-two degrees thirty minutes West distant one

hundred feet; THENCE by other lands of Elmer Shoemaker, of which this lot was formerly a part, North seventy-two degrees thirty minutes East ninety-two and eighty-two one-hundredths feet to a pipe; thence by the same South seventeen degrees twenty-five minutes East (at one hundred fifty and seventy-four one-hundredths feet passing a pipe) one hundred seventy-three and twenty-four one-hundredths feet to a nail in the center line of East Brown Street; thence along the center line of East Brown Street, South seventy-two degrees forty-three minutes West ninety-two and fifty-eight one-hundredths feet to a nail; thence by lands of Victor Thulin North seventeen degrees thirty minutes West (at twenty-three and twenty-five one-hundredths feet passing a bolt) one hundred seventy-two and ninety-five one-hundredths feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Marian D. Chiappa, widow, by Deed dated December 28, 1993 and recorded January 6, 1994 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1930, Page 1073, granted and conveyed unto Kathleen M. Stay.

Improvements: Residential property

Parcel Number 05-1/4/2/5

Pin Number 05731114229704

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN M. STAY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW J MCDONNELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 612 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN property situated in the Township of Hamilton , in the County of Monroe, at the Commonwealth of Pennsylvania, being described as follows: Parcel 7-8A-2-40 and being more fully described in a deed dated 06/03/2002, and recorded

06/03/2002, among the land records of the county and state set forth above, in Deed Book 2123, Page 5208.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot, or piece of land situate and being in the Township of Hamilton, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located in the Northerly right of way of Gregg Street, a 40 feet wide access road, said iron pin being the Southeast corner of the herein described tract; thence proceeding along the Northerly right of way of Gregg Street, South 59 degrees 09 minutes 34 seconds West 141.92 feet to an iron pin; thence, leaving said northerly right of way of Gregg Street and proceeding along the East line of Lot #19, Section 2, revised, Woodhills Estates, North 30 degrees 50 minutes 26 seconds West 200 feet to an iron pin; thence along part of the south line of Lot #13 and #12, Section Three, revised, North 59 degrees 09 minutes 34 seconds East 141.92 feet to an iron pin; thence along the West line of Lot #21, Section 2, revised, Woodhills Estates, South 30 degrees 50 minutes 26 seconds East 200 feet to the place of beginning.

BEING THE SAME PREMISES which Mary Ann Menegatos and Nick Menegatos, her husband, by deed dated 6/3/2002 and recorded 6/4/2002 in Book 2123 Page 5208 conveyed to Elizabeth F. Comunal.

Pin #: 07637003314186

Tax Code #: 07/8A/2/40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH F. COMUNAL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NORA C VIGGIANO, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8957 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
ALL THAT CERTAIN tract, lot or piece of land, togeth-

er with the improvements thereon erected, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Mountain Top Lane, said point also being the Northwesterly corner of Lot No. 2; thence along the southerly side of Mountain Top Lane South 49 degrees 49 minutes 58 seconds West 108.39 feet to a point on the Easterly side of a 10 feet wide pathway; thence along the Easterly side of said pathway; thence along the Easterly side of said pathway South 28 degrees 41 minutes 20 seconds East 153.31 feet to a point; thence along the same, South 19 degrees 25 minutes 5 seconds East 31.82 feet to a point; thence North 49 degrees 49 minutes 58 seconds East 150.17 feet to a point; thence North 40 degrees 10 minutes 2 seconds West 180 feet to the place of beginning.

The improvements thereon being known as 3469 Fairview Drive f/k/a 43 Poconos Heights f/k/a A1 Mountain Top Lane, East Stroudsburg, PA 18302

Parcel No. 09/10A/1/139

Pin No. 09732403114603

BEING THE SAME PREMISES WHICH Jihad Saied by Deed date December 22, 2003 and recorded January 7, 2004 in the Office of the Recorder of Deeds in and for the County of Monroe in Book 2178 Page 7673 granted and conveyed unto Jihad Saied and Barbara Saied, husband and wife, in fee.

Tax ID #: 09/10A/1/139

PIN #: 09732403114603

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JIHAD SAIED  
BARBARA SAIED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 727 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
ALL THAT CERTAIN lot or piece of ground, situate ly-



ing and being in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEING 102.50 feet on Hawthorn Lane and 200.00 feet deep, more or less as more particularly set forth on the Map hereinafter mentioned.

BEING Lot No. 929, Section II, on the Plot of Plan of Lots known as Pleasant Valley Estates, Inc., as laid out for the grantor herein by Leo Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania and recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book 13, Page 65.

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building, or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise create, 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).

TITLE TO SAID PREMISES VESTED IN Brandy Briggs, by Deed from Edison Vazquez and Elizabeth Vazquez, dated 10/26/2015, recorded 12/22/2015, in Book 2464, Page 7320.

TAX CODE: 13/8B/1/168

TAX PIN: 13622901076198

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRANDY BRIGGS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4816 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
ALL THAT CERTAIN lot or piece of land situate in the

Township of Chestnut Hill , County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a pipe on the Northwesterly side of Sugar Hill Road (40 feet in width) thence along the said Northwesterly side of Sugar Hill Road South 50 degrees 25 minutes 30 seconds West 213 feet to a pipe; thence along the Northwesterly side of Lot No. 4 as shown on the hereinafter mentioned Lot Plan North 39 degrees 34 minutes 30 seconds West 203.31 feet to a pipe; thence by lands of Helen Elsie Clarkson North 49 degrees 38 minutes 50 seconds East 213.02 feet to a pipe; thence along the Southwesterly side of Lot No. 2 south 39 degrees 34 minutes 30 seconds East 206.2 feet to the place of beginning.

Containing 1.0 acres more or less.  
Being known as Lot No. 3 as shown on a Plan of Rolling Hills recorded in Plot Book Volume 19, Page 69.

BEING known and numbered as 120 Sugar Hill Road, aka, RR Box 2165 Sugar Hill Road, Saylorburg, PA 18353.

Being the same property conveyed to Jeffery A. Schedin, no marital status show who acquired title by virtue of a deed from Cheryl Schedin, no marital status shown, dated August 23, 2001, recorded August 29, 2001, at Instrument Number 200154342, and recorded in Book 2103, Page 4871, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 02/8/2/25

PIN NO: 02624901299088

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CHERYL SCHEDIN, AS ADMINISTRATRIX TO THE ESTATE OF JEFFREY A. SCHEDIN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6151 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , August 29, 2019  
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK  
ALL THAT CERTAIN lot or piece of land situate in the



Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the westerly line of Township Road No. 554 a common corner of Lot No. 7 and Lot No. 8 as shown on a plan titled "Section 1 Eastern Pocono Park, Eastern Pocono Park, Inc., Owner and Developer of Middle Smithfield Township, Monroe County, Penna., dated May 29, 1969, prepared by Edward C. Hess Associates" on file in the Recorder's Office, Stroudsburg, PA., in Plat Book No. 12, Page 141; thence by Lot No. 8 South 74 degrees 41 minutes 00 seconds West 199.31 feet to a point; thence by Lot No. 9 and by Lot No. 4 North 11 degrees 19 minutes 00 seconds West 105.00 feet to a point; thence by Lot No. 6 North 78 degrees 41 minutes 00 seconds East 199.31 feet to a point on the westerly line of Township Road No. 554; thence along the westerly line of Township Road No. 554 South 11 degrees 19 minutes 00 seconds East 105.00 feet to the place of beginning.

Containing 20,928 square feet more or less. Being Known and Numbered as 24 Turkey Ridge Road, East Stroudsburg, PA 18302, fka 7 Turkey Ridge Road, East Stroudsburg, Pennsylvania 18301. BEING Parcel #09/6B/2/63 PIN: 09733402653713

BEING THE SAME PREMISES CONVEYED TO Jana R. May from Kevin J. Haycock and Michelle Haycock, his wife by deed dated 01/15/2003 and recorded 01/21/2003 in Book 2142 Page 6194.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JANA R MAY**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHELSEA A NIXON, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8156 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
PARCEL NO.: 17/11A/1/21

PIN: 17730003131080

ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the Southeasterly side of Norton Road (40 feet in width) said pipe being the most Northerly corner of Lot No. 30; thence along the Southwesterly side of Lot No. C-1, South 50 degrees 41 minutes East 150 feet to a pipe; thence, by unplotted land of Residential Investments, Inc., the grantors herein, of which this lot was formerly a part, South 39 degrees 19 minutes West (at 100 feet passing over a pipe) 120 feet to a point; thence, running through Lot No. 29; North 50 degrees 41 minutes West 150 feet to a point on the aforesaid Southeasterly side of Norton Road; thence, along the Southeasterly side of Norton Road, North 39 degrees 19 minutes East (at 20 feet passing a pipe) 120 feet to the place of BEGINNING.

PARCEL NO. 17/11A/1/21  
Fee Simple Title Vested in Property Couple, LLC, a Pennsylvania Limited Liability Company, by Deed from Fannie Mae a/k/a Federal National Mortgage Association, by its attorney in fact, KML Law Group, P.C., dated 09/15/2015, recorded 09/22/2015 in the Monroe County Clerk's Office in Deed Book 2460, page 816.  
Property Address: 408 Norton Road, Stroudsburg, PA 18360.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PROPERTY COUPLE, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JESSICA MANIS, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7173 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN lot or piece of land situate in the Borough of East Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, being Lot No.

32, Phase II, on a Map entitled "College Hill Estates", Phase II", as recorded in the Office for the Recording of Deeds in and for the County of Monroe, in Plot Book Volume 68, Page 183.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear in the chain of title.

ALSO, UNDER AND SUBJECT to any and all rights, regarding the installation, maintenance, and repair of water, sewer, gas and wire utility lines which may serve and/or traverse the above described premises.

ALSO, UNDER AND SUBJECT to the conditions, restrictions and reservations as set forth on a plan recorded in Plot Book 68, Page 183.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

PARCEL NO. 5/90198

PIN NO. 05731110351675

Being Known As 71 Spangenburg Avenue, East Stroudsburg, PA 18301

BEING THE SAME PREMISES which Carlana V. Williamson, by Deed dated December 14, 2004 and recorded December 20, 2004, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2211, Page 1162, as Instrument No. 200457682, granted and conveyed unto Serge Nostin and Nancy Nostin, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY NOSTIN

SERGE NOSTIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

BRADLEY J OSBORNE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

Associates, Surveyors, last revised May 31, 1988 and recorded August 29, 1989, in the Office for the Recording of Deeds, &c., in and for Monroe County, at Stroudsburg, Pa., in Map File 61, Page 354.

UNDER AND SUBJECT to the restrictions, covenants and notes as set forth in the chain of title and as fully set forth in Map File 61, Page 354.

ALSO UNDER AND SUBJECT to AND TOGETHER WITH the privilege right to use Bridle Road.

Lot No. 20 as ALSO UNDER AND SUBJECT to the following conditions and restrictions:

(1) that no above-ground swimming pool shall be permitted on the above-described premises and only an in-ground swimming pool shall be permitted.

(2) that plans for construction of a single-family residence shall contain a minimum of 2,800 square feet for a two-story home or a minimum of 2, 200 square feet for a one-story home, plus an attached two-car garage. Said plans shall be approved by Seller prior to commencement of construction.

TITLE TO SAID PREMISES VESTED IN Wilfred L. Mungro, by Deed from Rybner Corp., dated 07/22/2010, recorded 07/23/2010, in Book 2373, Page 6877.

TAX CODE: 17/87226

TAX PIN: 17639000448093

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILFRED L. MUNGRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7710 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on  
**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** tract, piece or parcel of land situate in the Township of Jackson , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the middle of the bridge on Jackson Township Road Number 481, crossing the creek extending from Mountain Spring Lake to Trout lake; thence in the center of said

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1957 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in Stroud Township , Monroe County, Pennsylvania, being Lot No. 20 as shown on Plan entitled "Final Plan, Rockdale Estates, Section 5", Stroud Township, Monroe County, PA, prepared by R.K.R. Hess

Public Road south seventy five degrees west two hundred fifty feet to a point in the center of said Public Road; thence by other lands of Agnes Gallagher of which this was formerly a part North fifteen degrees West (Pass a pipe at sixteen and five tenths feet and at two hundred thirty five and seven tenths feet) two hundred thirty nine and four tenths feet to a point in the middle of the creek extending from Mountain Spring Lake to Trout Lake; thence by lands of William Roberts and down the middle of said creek its various courses five hundred seventy five feet more or less to the place of BEGINNING. CONTAINING 1.5 acres.

BEING Parcel No. 08/4/2/22-1

Pin: 08636100368204

Also Known As 295 Center Road f/k/a Rd #3 Box 3373 Center Road, Stroudsburg, PA 18360

BEING the same premises Jean Ruane, widowed and single by deed dated June 5, 1981 and Recorded June 5, 1981 Deed Book 1109 Page 53 in the Office of the Recorder of Deeds in Monroe County, granted and conveyed unto William R. Gallagher and Sherry L. Gallagher, his wife.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHERRY L. GALLAGHER**

**WILLIAM R. GALLAGHER**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

EDWARD J MCKEE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8031 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN tract or parcel of land situate in the Township of Eldred, County of Monroe, and State of Pennsylvania, designated as Lot Number 9-A in a Plan of Lots entitled Kingswood Lake bounded and described as follows:**

Beginning at a point in the center of the road leading from Kunkletown to Kresgeville (Route 904) and corner common to Lot Number A-8; thence running along said road South fifteen degrees forty-three mi-

minutes West eighty feet to a point in the road and corner common to Lot Number A-10; thence turning and running along line of Lot Number A-10 North seventy-four degrees seventeen minutes West three hundred fifty-three feet more or less to a point in Chapple Creek and corner common to Lot Number A-10; thence turning and running upstream its various courses eighty-five feet more or less to a point common to Lot Number A-8; thence turning and running along line of Lot Number A-8 South seventh-four degrees seventeen minutes East three hundred twenty-two feet more or less to the place of beginning. Containing twenty-seven thousand square feet more or less.

BEING THE SAME PREMISES which Joel Frederick and Frances A. Frederick, husband and wife, by deed dated 6/12/2006 and recorded 6/15/2006 in Book 2270 Page 9834 conveyed to Anna T. Plies.

Pin #: 06623617012860

Tax Code #: 06/10A/1/85

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANNA T. PLIES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

NORA C VIGGIANO, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 867 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, being Lot/Lots No. 257, Section No. J as shown on a map of Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 & 17.**

**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.**

**TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges,**

hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents issues and profits thereof, and of every part an parcel thereof;

AND ALSO, all the estate, right, title, interest, property, possessions, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances.

TITLE TO SAID PREMISES VESTED IN Tina M. Newman, a single woman, by Deed from Nelsi Rivera and David Rivera, wife and husband, dated 08/05/2011, recorded 08/10/2011, in Book 2390, Page 1453.

TAX CODE: 03/9C/1/329

TAX PIN: 03635919522162

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TINA M NEWMAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9722 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

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:

Lot 12, Block A2007, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Twenty, 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 29, on January 17, 1975.

SUBJECT to the conditions, reservations and restrictions more particularly set forth on Monroe county Deed Book Volume 1191, Page 107, incorporated herein by reference thereto.

Parcel No. 03/19C/1/355

PIN # 03630710352252

Being Known As 6177 Chickasa Drive f/k/a 12 Chickasa Drive, Pocono Lake, PA 18347

BEING THE SAME PREMISES which Perfecto J. Romero, Jr. and Remedios Romero, husband and wife, by Deed dated May 21, 1996 and recorded May 29, 1996, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2025, Page 7707, granted and conveyed unto Anthony R. Desantis and Nancy Desantis, husband and wife, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ANTHONY R DESANTIS**

**NANCY DESANTIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**RICHARD M SQUIRE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9693 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**PARCEL ONE (1)**

ALL Lots No. 1 & 2 in Block No. 14 of Unit No. 5 as shown on the survey and original plat of Monroe Lake Shores, **Middle Smithfield Township**, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Record of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 136 at Page No. 244, reference being made thereto for a more particular description of the lot or lots herein conveyed.

**PARCEL TWO (2)**

ALL THAT CERTAIN lot, parcel or piece of land lying and being in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, in a development known as Monroe Lakeshore and being Lots Nos. 3, Bloc, No. 14 of Unit No. 5, as shown on a plan of Pocono Lakeshore, Inc., recorded in the Office of the Recording of Deeds, Etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Volume 8, Page 118.

TITLE TO SAID PREMISES VESTED IN Ismael Rodri-

guez, by Deed from Robert J. Watson, dated 12/10/2009, recorded 12/16/2009, in Book 2364, Page 2118.

TAX CODE: 9/14C/5-14/1

TAX PIN: 09732501266514

TAX CODE: 9/14C/5-14/3

TAX PIN: 09732501266580

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ISMAEL RODRIGUEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7630 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot No. 43, Section Three, as shown on "Plotting of Sierra view", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 32, Page 69.**

Under and subject to the covenants, conditions and restrictions as indicated in deed dated April 5, 1982 in the Recorder of Deeds Office in and for Monroe County in Deed Book Volume 1175, Page 288, which shall run with the land.

**BEING THE SAME PREMISES WHICH Lance C. Bunker and Nancy Bunker, by Deed dated 12/15/2000 and recorded 12/20/2000 in the Office of the Recording of Deed, in and for Monroe County, in Record Book Volume 2088, Page 8794, granted and conveyed unto Alexander S. Winkler.**

Alexander S. Winkler departed this life on August 22, 2017.

Improvements: Residential property

Tax Code No. 20/3B/1/34

Pin #20-6321-02-96-8359

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**

**CLARK B. WINKLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALEXANDER S. WINKLER A/K/A ALEXANDER SANDOR WINKLER, 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  
GREGORY JAVARDIAN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8786 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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. 99 on a certain plan or map of lots entitled "Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 4, 1972 and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1"=100" recorded October 2, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 17, Page 103. CONTAINING 12,000 square feet, more or less. BEING Lot No. 99 on the above mentioned plan.**

Title to said Premises vested in Francisco Sanchez and Carmen Sanchez by Deed from Frank Sanchez and Carmen Sanchez dated December 11, 2002 and recorded on December 12, 20023 in the Monroe County Recorder of Deeds in Book 2139, Page 1387 as Instrument No. 200250368.

Being known as: 125 Rim Road, East Stroudsburg, PA 18302

Tax Parcel Number: 09/4D/4/104

Tax Pin Number: 09734401194651

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FRANCISCO SANCHEZ**

**CARMEN SANCHEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ROGER FAY, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3150 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot or piece of ground situate in Coolbaugh Township , County of Monroe, Commonwealth of Pennsylvania.**

**ALL THAT certain lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe, and State of Pennsylvania, being Lot no. 215, Section No. E, as shown on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 107 & 109.**

**TITLE TO SAID PREMISES VESTED IN Jean Desy, by Deed from Caroline R. Falco, dated 03/05/2009, recorded 03/16/2009, in Book 2350, Page 2033.**

**Mortgagor Frances J. Mueller died on 12/15/2015, and upon information and belief, her surviving heirs are Thomas Mueller and Mary R. Mueller.**

**TAX CODE: 03/9a/1/32  
 TAX PIN: 03635812759607**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JEAN DESY  
 THOMAS MUELLER, IN HIS CAPACITY AS HEIR OF FRANCES J. MUELLER, DECEASED  
 MARY R. MUELLER, IN HER CAPACITY AS HEIR OF FRANCES J. MUELLER, DECEASED  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES J. MUELLER, 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  
 PETER WAPNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2237 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, being Lot 5603, Section CIIB, Emerald Lakes, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 17, Page 111.**

**BEING known and numbered as 2326 Doe Drive, Mount Pocono, PA 18344 aka 2326 Doe Drive, Long Pond, PA 18334**

**Being the same property conveyed to Elzbieta Winiarz, no marital status shown who acquired title by virtue of an Administrator's Deed from Elzbieta Winiarz as the duly qualified and authorized Administrator of the Estate of Pawel Winiarz, dated October 27, 2016, recorded November 17, 2016, at Instrument Number 201628202, and recorded in Book 2481, Page 8145, Office of the Recorder of Deeds, Monroe County, Pennsylvania.**

**TAX CODE: 19/31/2/53  
 PIN NO: 19634402657326**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ELZBIETA WINIARZ, ADMINISTRATOR FOR THE ESTATE OF PAWEL WINIARZ, DECEASED  
 PATRYCIA WINIARZ, KNOWN HEIR OF PAWEL WINIARZ, DECEASED  
 BRAYAN WINIARZ, KNOWN HEIR OF PAWEL WINIARZ, 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  
CRISTINA L CONNOR, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7772 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Stroud , Monroe County, Pennsylvania, being lot No. 190, Section C, as is more particularly set forth on the Plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Pages 105 and 113.

Being Known As: 327 Robinwood Terrace, East Stroudsburg, Monroe, PA

Being Tax Parcel No. 17/15D/1/196

PIN: 17639203135856

BEING THE SAME premises in which John A. Howe and Rita Howe, his wife, by deed dated 03/23/2006 and recorded 03/24/2006 in the Office of the Recorder of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2261, Page 8212, and in Instrument No. 200612492, granted and conveyed unto John A. Howe and Rita Howe, his wife. AND THE SAID John A. Howe passed away on or about July 23, 2917, thereby vesting title solely unto Rita Howe by operation of law.

Tax ID #: 17/15D/1/196

PIN: 17639203135856

PIN #: 17639203135856

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**RITA HOWE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania

SAMANTHA GABLE, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6769 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THOSE CERTAIN** lots or pieces of ground situate in Coolbaugh Township , Monroe County, Pennsylvania, being Lots Nos. 107 and 108, Lands of Miles Weaver, now known as Sterling Estates, as set forth on a map entitled "Subdivision of lands of Miles Weaver", recorded in the Monroe County Recorder of Deeds Office at Plot Book Volume 10, page 83.

**UNDER AND SUBJECT** to Declaration of Restrictive Covenants for Professional Management, Inc., Sterling Estates, dated May 1, 1981, and recorded in Deed Book Volume 1102, page 7, and amended Declaration of Restrictive Covenants, dated June 7, 1982 and recorded in Deed Book Volume 1187, page 200.

**BEING THE SAME PREMISES WHICH** Penn Security Bank and Trust company, by Deed dated 04/17/2002 and recorded 04/23/2002 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2120, page 2904, granted and conveyed unto Ismael Rios and Ayleen Rios.

Improvements: Residential property

Tax Code No. 3/4A/3/8, 3/4A/3/9

Pin # 03635602856081, 03635604847968

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ISMAEL RIOS**

**AYLEEN RIOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MATTHEW J. MCDONNELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9



**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4316 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN lot or parcel or piece of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 87, Phase 1, as is more particularly set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp. which plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania, at Plot Book Volume 61, Page 102; revised in Plot Book Volume 64, Page 221.

BEING known and numbered as 2650 Majestic Court, East Stroudsburg, PA 18302.

Being the same property conveyed to Seth Appiah-Mensah and Mary Appiah-Mensah, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Seth Appiah Mensah a/k/a Seth Appiah-Mensah and Mary Appiah Mensah a/k/a Mary Appiah-Mensah, husband and wife, dated June 12, 2010, recorded July 12, 2010, at Instrument Number 201016093, and recorded in Book 2373, Page 2025, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 09/86875  
PIN NO: 09733403007333

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SETH APPIAH-MENSAH  
MARY APPIAH-MENSAH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MEREDITH WOOTERS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7811 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of Mount Pocono**, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 56, Section 1, as shown on Plotting of "Summit Pointe, Section 1," prepared by Edward C. Hess Associates, Inc., Registered Engineers, and dated June 15, 1978, said plot map having been recorded on August 8, 1978 in the Office for the Recording of Deeds, &C., for Monroe County, Pennsylvania, in Plot Book 37, Page 61.

Being known and numbered as 21 Deerfield Drive, Mount Pocono, PA 18344

Being Parcel Number 10/12A/1/40  
Pin Number: 10635510456087

BEING THE SAME PREMISES CONVEYED by a Corrective Deed, dated 06/26/10, conveying from Malcolm Dwyer and Patricia Dwyer a/k/a Patricia Dwyer, husband and wife to Dorothy C. Raemsch, by her agent, Carol A. Raemsch under Power of Attorney, recorded 07/02/10, in Book 2372, Page 8457, Instrument #201015331.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**CAROL A. RAEMSCH A/K/A CAROL RAEMSCH,  
EXECUTRIX OF THE ESTATE OF DOROTHY C. RAEMSCH**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHELSEA A NIXON, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5643 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Stroud** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 200, Section E, Penn Estates, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32 page 127.

**BEING** Parcel ID 17/15E/1/200

(PIN: 17638202950873)

**AND BEING KNOWN** for informational purposes only as 105 Mayfield Court f/k/a 200 Mayfield Ct., East Stroudsburg, PA

**BEING THE SAME PREMISES** which was conveyed to Salvatore f. Gorgone and Lisa M. Gorgone, as tenants by the entirety, by Deed of Gregory J. Kiselow and Cheryl L. Kiselow, husband and wife, dated 04/01/2005 and recorded 04/18/2005 as Instrument 200515703 Book 2222 Page 3311 in the Monroe County Recorder of Deeds Office, in fee.

Tax ID #: 17/15E/1/200

(PIN: 17638202950873)

PIN #: 17638202950873

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SALVATORE F GORGONE**

**LISA M GORGONE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**SAMANTHA GABLE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7714 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot/lots, parcel or place of ground situated in the **Township of Coolbaugh** , County of Monroe and State of Pennsylvania, being Lot No. 356, 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, Pages 11, 13 and 15.

**UNDER AND SUBJECT** to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

Being known and numbered as 6264 Park Place, Coolbaugh, PA, aka 6264 Park Place, Coolbaugh Township, PA 18466

Being Parcel Number: 03/8C/1/444

Pin Number: 03-6358-14-33-7383

**BEING THE SAME PREMISES** conveyed to Ronald Cadette and Natalie A. Cadette, husband and wife from Patrick C. Quigley, single in the deed dated 8/6/04 and recorded 8/27/04 in the Volume/Page 2200/4199, Instrument Number 200439402 in the Office of the Recorder of Deeds of Monroe County.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**RONALD CADETTE**

**NATALIE A. CADETTE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8591 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 , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** tract, piece or parcel of land, with improvements, situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, being shown and designated as Lot No. 27 on a certain map entitled "Final Plan; Deer Mountain Lake; Pocono Township, Monroe County, PA. Scale: 1"=100'; September 1973" as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA, said map being recorded in Monroe County Plat Book Volume 20, Page 99.

BEING known and numbered as 27 Lake Drive a/k/a 7304 Moss Drive, Swiftwater, Pennsylvania 18370.

Being the same property conveyed to Nancy Martinez who acquired title by virtue of a deed from Howard L. Marks and Constance Marks, his wife, by her agent, Howard L. Marks, dated November 30, 2004, recorded December 2, 2004, at Instrument Number 200454932, and recorded in Book 2209, Page 4605, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 12/12A/2/67

PIN NO: 12636402672126

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**NANCY MARTINEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MEREDITH WOOTERS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1413 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the **Township of Middle Smithfield**, Monroe County, Pennsylvania, being Lot or Lots No. 2144, Section 28, 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 77.

BEING known and numbered as 1280 Saw Creek Estate a/k/a 2224 Scarborough Way, Bushkill, PA 18324. BEING the same property conveyed to Manuel Rivera Santiago and Ana Colon Colon Rodriguez, husband and wife who acquired title by virtue of a deed from Robert L. Gagnon and Diane Yesalonia NBM Diane Gagnon, dated August 9 2005, recorded August 9, 2005, at Deed Book 2235, Page 5353, Monroe County, Pennsylvania records.

TAX CODE: 9/5A/2/6

PIN NO: 09734501154708

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MANUEL RIVER SANTIAGO, AKA MANUEL RIVERA**

**ANA HILDA COLON RODRIGUEZ, AKA ANA H. RODRIGUEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MEREDITH WOOTERS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7769 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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. 212, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as some is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in PLOT Book Vol. 33, Page(s) 101, 105.**

**TITLE TO SAID PREMISES VESTED IN Francois David and Toni Marie David, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 07/27/1986, recorded 11/10/1986, in Book 1521, Page 1564.**

Francois David was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Francois David's death on or about 03/08/2018, his ownership interest was automatically vested in the surviving tenant by the entirety.

**TAX CODE: 17/15F/1/212**

**TAX PIN: 17639203130538**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**TONI M. DAVID A/K/A**

**TONI MARIE DAVID**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ABIGAIL BRUNNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2824 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 924, Section F, Emerald Lakes, as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, page 47**

**Being Tax Parcel No. 19/3D/1/104**

**PIN 19634401263611**

**Being Known As 127 Yellow Birch Lane, f/k/a 924 Yellow Birch Lane, Long Pond, PA 18334**

**BEING the same premises in which Silvana Sacco, by deed dated 06/14/2005 in the Office of the Recorder of Deeds in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2229, Page 8773, and at Instrument No. 200527077, granted and conveyed unto Ramon Carrero Jr. and Silvana Carrero, husband and wife.**

**Tax ID #: 19/3D/1/104**

**PIN #: 19634401263611**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SILVANA CARRERO**

**RAMON CARRERO, 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  
SAMANTHA GABLE, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4089 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situated in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot or Lots No. 2056, Section No. 27, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 47, Page 19.  
 Being known and numbered as: 2083 Scarborough Way f/k/a Lot 2056 Section No. 27, Bushkill, PA 18324.

Being Parcel Number 09/5A/1/35 and Pin Number 09734501084746  
**BEING THE SAME PREMISES CONVEYED TO DAMEIN P. Lacayo** from Harmon Homes, Inc., by Deed dated February 3, 2004, and recorded on February 5, 2004 in the Recorder of Deeds Office of Monroe County, as Instrument Number 200405669 in Book 2181, Page 2203.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DAMEIN P LACAYO**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**CHELSEA A NIXON, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5102 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**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. 959, Section F, according to a Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Vol-

ume 24, Page 47.  
**UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record.  
**PARCEL NO.** 19/3D/1/28  
**PIN #**19634401166915  
**BEING KNOWN** as 5175 White Birch Drive, Long Pond, PA 18334  
**BEING THE SAME PREMISES** which Joan E. Harrison, by Deed dated June 24, 2005 and recorded July 15, 2005, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2232, Page 6847, as Instrument No. 200531000, granted and conveyed unto Alex M. Cruz, in fee.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ALEX M CRUZ**  
**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**JENNIE C. SHNAYDER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8525 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**ALL THE FOLLOWING** lot situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being marked and designated as Lot No. 148, Section 3 as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania made by VEP Associates Inc. and recorded in Monroe County, Pennsylvania in Plot Book No. 32 at page 71.

Title to said premises vested in George A. Ripley and Dorothy J. Ripley by Deed from Federal Home Loan Mortgage Corporation dated June 2, 1998 and recorded on June 5, 1998 in the Monroe County Recorder of Deeds in Book 2049, Page 1627 as Instrument No. 199817323.

Being known as: 2441 Tacoma Drive, Blakeslee, PA 18610  
 Tax Parcel Number: 20/3A/1/125  
 Tax Pin Number: 20633103045783  
**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF:**  
**GEORGE A RIPLEY**  
**DOROTHY J RIPLEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 ROGER FAY, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1372 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**  
**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** piece, parcel or tract of land known as Lot #209, Section G-1, situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-1 of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and Zoning commission March 4, 1969, approved by the Supervisors of the Township of Coolbaugh April 7, 1969, said plat is filed and recorded in the Office for the Recording of Plats, Monroe County on April 24, 1969, in Plat Book Volume 12, page 61.

**TITLE TO SAID PREMISES VESTED** in Gwendolyn Y. Babb, by Deed from Nationwide Realty Group, Inc., dated 11/29/2007, recorded 12/06/2007, in Book 2322, Page 5883/  
**TAX CODE:** 3/14C/3/3

**TAX PIN:** 03634502961100

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GWENDOLYN Y. BABB**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

f's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 KENYA BATES, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**OF VALUABLE**  
**REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8324 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Jackson Township**, Monroe County, Pennsylvania, being designated as Lot No. 39 as shown on a map entitled 'Final Plat of Pennbrook Farms (Phase II)', dated 03/06/1990 and last revised on 07/25/1995, prepared by B.T.T. Associates, Inc., Professional Land Surveyors, P.O. Box 374, Tannersville, PA and filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania at Stroudsburg, PA in Plot Book 67, Page 140.

**TAX I.D. #:** Parcel # 08/113828

**PIN:** 08635100640198

Being Known As: 601 Fawn Lane, Stroudsburg, Pennsylvania 18360

Title to said premises is vested in Donna Kelley by deed from Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney in Fact, KML Law Group, P.C. dated December 14, 2016 and recorded January 4, 2017 in Instrument Number 201700212.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DONNA KELLEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 M MOYER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1664 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

Land situated in the Township of Hamilton in the County of Monroe in the State of PA

ALL THAT CERTAIN lot, parcel or piece of land situate in the township of Hamilton, county of Monroe, commonwealth of Pennsylvania, being lot no. 14 as shown on a plan of lots or Rocky lane farm, prepared by Edward C. Hess Associated, dated February 20, 1969, and recorded April 8, 1969 in the office for the recording of deeds, etc., at Stroudsburg, Pennsylvania, in plot book 12, page 45.

TITLE TO SAID PREMISES VESTED IN Arthur M. Silfee and Darlene J. Widdoss, by Deed from Walter Zotyntia, single man, dated 10/21/1988, recorded 11/07/1988, in Book 1651, Page 188.

TAX CODE: 07/14B/2/33  
TAX PIN: 07626903434938

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ARTHUR M. SILFEE A/K/A ARTHUR SILFEE  
DARLENE J. WIDDOS A/K/A DARLENE WIDDOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KENYA BATES, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7876 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN lot, piece or parcel of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being lot No. 78, 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, in Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 32, pages 123 and 127.  
Parcel: 17/15E/1/78

TITLE TO SAID PREMISES VESTED IN Justin Graham and Harmony Graham, as tenants by entireties, by Deed from Donald Barrett and Kenneth Boyd, dated 11/12/2004, recorded 11/19/2004, in Book 2208, Page 4179.

TAX CODE: 17/15E/1/78  
TAX PIN: 17638204949237

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**HARMONY GRAHAM  
JUSTIN GRAHAM**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**PHELAN HALLINAN DIAMOND & JONES LLP, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7287 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN lot, parcel or piece of ground situated in Middle Smithfield, County of Monroe, Pennsylvania, being more particularly described as follows: All that certain lot, parcel or piece of ground situated in Middle Smithfield, County of Monroe, Pennsylvania, being Lot No. 2273, Section No. 29 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office of the Recording of Deeds, Stroudsburg, Monroe county, Pennsylvania in Plot Book Volume 46 Page 79.

BEING THE SAME PREMISES which Patricia A. Dennis, now by marriage Patricia A. Coyle and John G. Coyle, her husband, by deed dated 12/28/2006 and recorded 1/19/2007 in Book 2294 Page 2331 conveyed to William C. Dennis.

Pin #: 09734501159250

Tax Code #: 09/5A/3/21

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**WILLIAM C. DENNIS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**MATTHEW K FISSEL, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3597 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN lot situate in the Township of Price, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 51 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 Shelby J. Stumpp and Ronda S. Squires, joint tenants with right of survivorship and not as tenants in common, by

Deed from Teresa E. Miller, n/b/m Teresa E. Schoch and John B. Schoch, her husband, dated 04/29/2001, recorded 05/02/2001, in Book 2095, Page 5602.

TAX CODE: 14/6A/1/42-2

TAX PIN: 14730404741948

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SHELBY J STUMPP**

**RHONDA S SQUIRES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

**KENYA BATES, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3550 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN lot, piece or parcel or tract of land lying, situate within Smithfield Township, Monroe County, Commonwealth of Pennsylvania, being described as Lot 5 (Tax Parcel 16/98076) as more fully set forth in Final Major Subdivision Plan for Dairy Hill, Better Homes and Properties, Inc., Smithfield Township, Monroe County, Pennsylvania, December 19, 2003, Revised February 25, 2004, Revised April 6, 2044 and recorded in the Office for the Recording of Deeds for Monroe County, at Stroudsburg, Pennsylvania, in Plat Book 77, Pages 82 and 83.

TITLE TO SAID PREMISES VESTED IN Rafael Hued, by Deed from D, E & S Properties, Inc., t/a Classic Quality Homes, dated 11/14/2014, recorded 11/17/2014, in Book 2446, Page 2738.

TAX CODE: 16/98076

TAX PIN: 16731100879087

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**RAFAEL HUED**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of

the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7622 CIVIL 2017, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of ground situate in the Township of Pocono, Monroe County, Pennsylvania, being Lot No. 55, Section G, as is ore particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 35, Page(s) 119, 121, 123, 124.

**TITLE TO SAID PREMISES VESTED IN** Janice Bailey, by Deed from Chase Home Finance, LLC, Dated 01/05/2006, Recorded 02/13/2006, in Book 2257, Page 5869.

Property Address: 55 Hunters Woods Drive a/k/a 55 G Hunters Woods Derive a/k/a 1201 Hunters Woods Drive, East Stroudsburg, PA 18301-0000

TAX CODE: 12/117351  
 TAX PIN: 12639201090991

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JANICE BAILEY**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
**PETER WAPNER, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 723 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICH-EVER IS HIGHER BY CASHIERS CHECK**

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot #424, Section J, of Pocono Country Place as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 22, Page 11, 13, 15 and 17.

BEING the same premises which Mildred Y. Keel-Williams and Michael G. Williams, her husband by Deed dated 4/22/1995 and recorded 4/25/1995, in Deed Book 2002, page 1341 conveyed unto Mildred Y. Keel-Williams and Michael G. Williams, her husband. And the said Mildred Y. Keel-Williams departed this life on 11/5/2016.

Being Known As Tax Parcel #3/9C/1/272  
 Map # 03-6359-14-42-8772

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MICHAEL G 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  
**HEATHER RILOFF, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6079 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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 2081, Section 27, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 47, Page 19.

**BEING THE SAME PREMISES** which Ricardo Delgado, by Deed dated 7/31/2203 and recorded 9/3/2003 in Deed Book 2165, Page 9751, granted and conveyed unto Denise Shaw.

**UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record and as appear in Deed Book Volume 1198, page 134.

Parcel Identification No: 9/5A/1/61  
Map #: 09-7345-01-08-1588

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DENISE SHAW**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 ROSEN, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5802 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-**

**ER IS HIGHER BY CASHIERS CHECK**  
**ALL THAT CERTAIN** lot, parcel or piece of ground described as follows:

**SITE 40**, phase 1A, located within **Tobyhanna Township**, Monroe County, and Commonwealth of Pennsylvania, as recorded in the office for recording of deeds in and for Monroe County at Stroudsburg, Pennsylvania on the final amended site plan of "phase 1A", Pine Crest lake Homes, L.L.C", recorded in plot book 70, page 187.

**TITLE TO SAID PREMISES VESTED** in Robert M. Mahan and Donna Mahan, by Deed from Pinecrest lake Homes LLC, dated 11/21/2003, recorded 11/25/2003, in Book 2175, page 1749.

**TAX CODE:** 19/90914  
**TAX PIN:** 19633402972073

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ROBERT M. MAHAN  
DONNA MAHAN**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6287 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono** , County of Monroe, State of Pennsylvania, known as Lot No. 5 of Owl Hollow as shown on a map recorded in Book 62 at Page 379.

Being known and numbered as 247 Owl Hollow Drive fka 5 Owl Hollow Drive, Tannersville, PA 18372.

Being Parcel Number 12/87887  
PIN # 12638303018726

**BEING THE SAME PREMISES CONVEYED UNTO** John R. Larocca and Eileen Larocca, husband/wife from Gregory M. Gibson and Lisa Marie Gibson, husband/wife in a deed dated 07/31/2001 and recorded 10/25/2001 in Volume/Page 2107/2734 in the Office of the Recorder of Deeds of Monroe County.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**EILEEN LAROCCA  
JOHN R. LAROCCA**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 M MOYER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8301 CIVIL 2016, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania, being Lot No. 4705, Section RR-2, as shown and designated on map of Indian Mountain Lakes, made by Leo Achterman Jr., Civil Engineer and Surveyor, dated January 11, 1982 and recorded in the office of the Recorder of Deeds, in and for Monroe County, in Plot Book 53 at Page 111.

**BEING THE SAME PREMISES** which Falcon Crest Homes, Inc., by deed dated 9/20/2002 and recorded 9/23/2002 in Book 2132 Page 587 conveyed to Lisa Eckert, married.

Pin #: 20632104511328  
Tax Code #: 20/8K/1/109

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROBERT DENNIS  
LISA ECKERT**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
**MATTHEW K FISSEL, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 355 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

By virtue of Writ of Execution No. 355 Civil 2018 M&T Bank V. Yusuf Aziz, Executor of the Estate of Raymond H. Tompkins, Deceased, 441 Coolbaugh Road a/k/a RD 1 Box 1657, Township of Middle Smithfield, East Stroudsburg, PA 18301, Parcel No. 09/10/1/8, PIN 09732400386561. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$128,919.18.

Attorneys for Plaintiff  
Jessica N. Manis, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**YUSUF AZIZ, EXECUTOR OF THE ESTATE OF RAYMOND H. TOMPKINS, 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  
**JESSICA MANIS, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By 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 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 1, 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 of The Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania, Plot Book Volume 31, Page(s) 67, 69.

Tax ID/Parcel No. 17-6392-01-39-7027

**TITLE TO SAID PREMISES VESTED IN** Gregory E. Pincus, by Deed from Frank LaBianca and Loretta LaBianca, h/w, dated 09/19/2002, recorded 09/20/2002, in Book 2131, Page 8560.

TAX CODE: 17/15A/1/118

TAX PIN: 17639201397027

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**GREGORY PINCUS A/K/A GREGORY E. PINCUS  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KENYA BATES, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3034 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**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. 630, Section J, as shown on map of A Pocono Country Place on file in the Recorders Office and Stroudsburg, Pennsylvania in Plot Book No. 22, Page 11, 13, 15 and 17.

**TITLE TO SAID PREMISES VESTED IN** Pamela D. Patterson-Seymour, aka, Pamela D. Patterson, by Deed from Robert A. Davenport, Sr., dated 01/09/2014, recorded 05/12/2014, in Book 2437, Page 7869.

TAX CODE: 3/9C/1/61

TAX PIN: 03635914324835

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**ROBERT A DAVENPORT  
PAMELA D PATTERSON**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

**Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PETER WAPNER, ESQUIRE**

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8926 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 21, Section C as shown on "Plotting of Lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Township, 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** Daniel Aponte, Sr. and Julie A. Aponte, husband and wife, by Deed from Todd A. Martin, Sheriff, dated 08/28/2001, recorded 08/28/2001, in Book 2103, Page 3709.

TAX CODE: 9/17A/1/31

TAX PIN: 09730402762279

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**DANIEL APONTE, SR  
JULIE A. APONTE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**



"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 KENYA BATES, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5777 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, piece or parcel of land situate in the **Township of Coolbaugh** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. 238, Section No. K, as shown on a map of A Pocono Country Place, on file in the Recorder's Office of Monroe County, in Plot Book 24, Pages 1, 3, and 5. **TITLE TO SAID PREMISES VESTED IN Juan A. Martinez**, divorced, by Deed from Juan A. Martinez and Carmen E. Martinez, formerly h/w, dated 09/09/2015, recorded 09/17/2015, in Book 2459, Page 8829.

**TAX CODE: 03/9E/1/143  
 TAX PIN: 03635920905914**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**JUAN MARTINEZ  
 CARMEN E MARTINEZ**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
 PETER WAPNER, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6467 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 , August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Pocono** , County of Monroe and Commonwealth of Pennsylvania, being Lot No. #38, Section 2 (south) of Maeve Manor as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 64 page 12.

**BEING THE SAME PREMISES** which Millard C. Riddick, Jr. and Mattie Riddick, his wife, by deed dated 4/14/2006 and recorded 5/3/2006 in Book 2266 Page 2454 conveyed to Sean M. Bing, an unmarried man.

**Pin #: 12638303119306  
 Tax Code #: 12/87708**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**SEAN M. BING**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
 REBECCA A SOLARZ, ESQUIRE

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7817 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

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. 214 of Hickory Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot book 59, page 238.

BEING THE SAME PREMISES which Nancy W. Aderente Executrix of the Estate of Blanche K. Weaver a/k/a Blanche Weaver, deceased, by deed dated 9/21/2004 and recorded 9/22/2004 in Book 2202 Page 7269 conveyed to Nancy W. Aderente, individually.

Pin #: 03635702779079

Tax Code #: 03/3A/3/42

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**NANCY W ADERENTE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NORA C VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6580 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THAT CERTAIN lot being Lot No. Eleven (110 on a Map of Section Five, Timber Trails, Pocono Pines, Coolbaugh Township, Monroe County, Pennsylvania and recorded in Plot Book 22, page 33, in Monroe County Recorder's Office.

BEING THE SAME PREMISES which Frank Ciraulo, Singleman and Barbara Ciraulo, Singlewoman, by deed dated 11/9/1998 and recorded 12/9/1998 in Book 2057 Page 1756 conveyed to Frank Ciraulo, Singleman.

Pin #: 03633603211303

Tax Code #: 03/15A/2/27

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**FRANK CIRAULO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NORA C VIGGIANO, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8281 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, August 29, 2019

AT 10:00 A.M.

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**

ALL THOSE CERTAIN lots or pieces of ground situate in the Coolbaugh Township, Monroe County, Pennsylvania:

Being Known As: 4116 Firefly Court f/k/a 34 Mohawk

Court, Pocono Lake, PA 18347

Parcel #03/20E/1/31

Pin: 03539704539916

Improvements: Residential property

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**MARTIN FRY****CAROL FRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County  
 Pennsylvania  
**ROBERT J CRAWLEY, ESQUIRE**

in **Ross Township**, Monroe County, Pennsylvania:  
 Being Known As: 113 Rolling Meadows Road, Saylorsburg, PA 18353  
 Being Parcel Number: 15/90493  
 Pin: 15624700713605  
 Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JEAN O. NOEL-STROUDE**  
**YVELIS V. YEPEZ**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6491 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**ALL THAT CERTAIN** lots or pieces of ground situate in the **Township of Coolbaugh**, Monroe County, Pennsylvania:

Being Known As: 271 Coach Rd f/k/a 5527 Buckingham Circle, Tobyhanna, PA 18466  
 Being Parcel Number: 03/4D/1/155  
 Pin Number: 03636601291528

Improvements: Residential property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**JON RIOS**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ROBERT FLACCO, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9

**PUBLIC NOTICE  
 SHERIFF'S SALE  
 OF VALUABLE  
 REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6050 CIVIL 2018, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, August 29, 2019  
 AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**ALL THOSE CERTAIN** lots or pieces of ground situate

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
 "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
 Sheriff of Monroe County  
 Pennsylvania  
**ROBERT J CRAWLEY, ESQUIRE**

Sheriff's Office  
 Stroudsburg, PA  
 Barry J. Cohen, Sheriff's Solicitor  
 PR - July 26; Aug 2, 9