

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 7618 Civil 2012**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

BONNIE HITE,  
Defendant  
To: **BONNIE HITE**

The Plaintiff, DePuy House Property Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit DV 74D, Interval No. 6, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,030.88 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 7711 Civil 2012**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

DARLIS JOHNSON,  
Defendant  
To: **DARLIS JOHNSON**

The Plaintiff, DePuy House Property Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit DV 119, Interval No. 18, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,030.88 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8470 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.,  
Plaintiff,

vs.

RODNEY CLARKSON-ELLIS and SHARON CLARKSON-ELLIS  
Defendants

To: **RODNEY CLARKSON-ELLIS and SHARON CLARKSON-ELLIS**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 60 Interval No. 09, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$5,475.84 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE**

## MONROE LEGAL REPORTER

**COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8643 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSO-  
CIATION INC.,  
Plaintiff,

vs.

WILLIAM ADU-KROW,  
Defendant

To: **WILLIAM ADU-KROW**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 140, Interval Nos. 13 & 15, and RV 60, Interval No. 48, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$9,313.60 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 8878 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSO-  
CIATION INC.,  
Plaintiff,

vs.

BRAD D. RAY,  
Defendant

To: **BRAD D. RAY**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 91 Interval No. 09, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,822.30 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9047 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSO-  
CIATION INC.,  
Plaintiff,

vs.

MICHAEL SCOTT LEVAN  
Defendant

To: **MICHAEL SCOTT LEVAN**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 98 Interval Nos. 24 & 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$12,448.10 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD**

## MONROE LEGAL REPORTER

**JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9051 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.,  
Plaintiff,

vs.

EDWARD E. MADGIN and ELIZABETH H. MADGIN  
Defendant

To: **EDWARD E. MADGIN and ELIZABETH H. MADGIN**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 63 Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,051.62 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9236 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.,  
Plaintiff,

vs.

ERNEST P. ROHSIEPE and  
FREDA N. ROHSIEPE,  
Defendants

To: **ERNEST P. ROHSIEPE and  
FREDA N. ROHSIEPE**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 113 Interval No. 47, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,733.27 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9276 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.,  
Plaintiff,

vs.

LYNN D. SMITH,  
Defendant

To: **LYNN D. SMITH**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 140, Interval No. 19, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,519.31 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE  
COUNTY FORTY-THIRD**

## MONROE LEGAL REPORTER

**JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 9287 Civil 2012**

RIVER VILLAGE PHASE III-B OWNERS ASSOCIATION INC.,  
Plaintiff,

vs.

SHAVONIE WOODS and LYNDON WOODS,  
Defendants

To: **SHAVONIE WOODS and LYNDON WOODS**

The Plaintiff, River Village Phase III-B Owners Association Inc. has commenced a civil action against you for recovery of dues, fees and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Unit RV 119, Interval No. 40, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$4,376.54 in delinquent 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 a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Jeffrey A. Durney, Esquire  
Royle & Durney  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Feb. 7

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF ALVIN F. MECKES, SR.**, late of Kunkletown, Monroe County, Pennsylvania, deceased.

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

Alvin F. Meckes, Jr.  
Co-Executor  
127 Deer Lane  
Kunkletown, PA 18058  
Nancy C. Silfies, Co-Executor  
229 Upper 57 Road

Kunkletown, PA 18058  
Lori J. Cerato, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

PR - January 24, 31, February 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Carolyn M. Siglin**, deceased. Late of Barrett Township, Monroe County, Pennsylvania.

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

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

PR - January 24, 31, February 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Catharine Jean Craig**, deceased. Late of Pocono Township, Monroe County, Pennsylvania.

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

Austa Lee Craig, a/k/a Austa Craig,  
Executrix  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
P.O. Box 396  
Gouldsboro, PA 18424

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

**ESTATE OF CATHERINE L. SOMERS, a/k/a CATHERINE SOMERS**, late of Borough of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Susan T. Somers,  
n/b/m Susan T. Miner  
Daniel J. Somers

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

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **HENRY JOHN CAMPBELL III**, late of 108 Field Lane, 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphan's Court Division, a particular

## MONROE LEGAL REPORTER

statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Theresa F. Zlatavsky, Administratrix  
525 Route 47 North  
Cape May Court House, NJ 08210  
WILLIAM J. REASER JR., ESQ.  
111 North Seventh St.  
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of **LUCILLE HEWLINGS a/k/a LUCILLE D. HEWLINGS**, late of Barrett Township, Monroe County, Pennsylvania, deceased.

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

**D. JAMES HEWLINGS**, Executor  
P.O. Box 1014  
Kresgeville, PA 18333  
Elizabeth Bensinger Weekes, Esq.  
Bensinger and Weekes, LLC  
529 Sarah St.  
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **MARIE A. McNALLY a/k/a MARIE R. McNALLY**, deceased. Late of Tobyhanna Township, Monroe County, Pennsylvania.

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

Judith D. Rockelmann,  
Executor  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW OFFICES  
P.O. Box 396  
Gouldsboro, PA 18424

PR - January 24, 31, February 7

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MARIO GIOVANNI PENNETTI**, late of Coolbaugh Township, Monroe County, PA, died May 23, 2013.

Letters of Administration were granted to Ralph Pennetti. Creditors present claims and debtors make payment to the Administrator and attorney for the Estate,

Scott E. Schermerhorn, Esquire  
the Ritz Building  
222 Wyoming Ave.  
Scranton, PA 18503

PR - Feb. 7, Feb. 14, Feb. 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of **MARION L. KINTNER a/k/a MARION KINTNER**, Deceased, late of Stroudsburg, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned who requests all persons having claims or demands against the Estate of the Decedent to

make known the same, and all persons indebted to the Decedent to make payments without delay to:

Brian Farris, Executor  
c/o Kares, Reich & Furst, P.C.  
215 N. Ninth St.  
Allentown, PA 18102  
or their attorney:

Martin J. Kares, Esq.  
Kares, Reich & Furst, P.C.  
215 N. Ninth St.  
Allentown, PA 18102

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **PATRICIA M. HAAB**, late of Barrett 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 to 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 affidavit, setting forth an address within the County where notice may be given to claimant.

**RUDOLPH WALTER HAAB**, Executor  
P.O. Box 17  
Canadensis, PA 18325  
Gretchen Marsh Weitzmann, Esq.  
Weitzmann and Weitzmann, LLC  
Attorneys-at-Law  
624 Sarah St.  
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **ROBERT L. WIDMER, SR., a/k/a ROBERT L. WIDMER**, late of the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

Robert L. Widmer, Jr.,  
Executor  
129 Grizzly Ln.  
East Stroudsburg, PA 18301

OR TO:  
CRAMER, SWETZ &  
McMANUS, P.C.

Attorneys at Law  
By: Diane L. Dagger, Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

PR - January 24, 31, February 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **ROSE PAULA KENNEDY**, late of 4 South Kistler St., East Stroudsburg, Monroe County, Pennsylvania 18301, deceased.

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

## MONROE LEGAL REPORTER

particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.  
Carol Ann Huffman, Executrix  
1234 Dreher Ave.  
Stroudsburg, PA 18360

WILLIAM J. REASER JR., ESQ.  
111 North Seventh St.  
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **TURNER W. BLAGG, a/k/a TURNER WALLACE BLAGG**, late of Tobyhanna, Monroe County, Pennsylvania, deceased.

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

Howard Boone Blagg  
c/o Daniel P. Lyons, Esquire  
11 North Eighth St.  
Stroudsburg, PA 18360

Daniel P. Lyons, Esquire

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **VERNA L. TYREMAN**, late of Stroudsburg Borough, 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 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.

**BENNETT CROASDALE**, Executor  
2135 Croasdale Road  
Stroudsburg, PA 18360  
Elizabeth Bensing Weekes, Esq.  
Bensing and Weekes, LLC  
529 Sarah St.  
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Virginia W. Mosher, a/k/a Virginia Mosher, a/k/a Virginia D. Mosher**, late of Price Township, Monroe County, Pennsylvania, deceased. LETTERS TESTAMENTARY above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Richard R. Mosher, Administrator  
17 Adam Labar Road  
East Stroudsburg, PA 18302

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: David L. Horvath, Esq.  
712 Monroe Street

Stroudsburg, PA 18360-0511

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **VITO GALATI**, Deceased October 11, 2013, of Saylorsburg, Monroe County, Letters of Testamentary in the above named estate having been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Martino and Karasek, LLP  
David A. Martino, Esquire  
PA Rte 209 PO Box 420  
Brodheads ville, PA 18322

Administrator:  
Peter Galati

c/o Martino and Karasek, LLP  
Route 209, PO Box 420  
Brodheads ville, PA 18322

PR - January 24, 31, February 7

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **WILLIAM R. MELONE**, Deceased Jan. 8, 2014, of Sciota, Monroe County.

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

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

Administrator: William R. Melone Jr.

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

PR - Feb. 7, Feb. 14, Feb. 21

### PUBLIC NOTICE ESTATE NOTICE

Letters of Administration have been granted on the Estate of **Robert F. Pilecki**, Deceased, late of Monroe County, who died on November 12, 2013, to Frances Novajovsky, Personal Representative.

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

All persons having claims against the estate are requested to present them in writing within four (4) months and all persons indebted to the estate to make payment to it in care of the Attorney noted.

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

PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

LETTERS TESTAMENTARY have been granted to Debra Kay Johnson, Lorrie Jean McCoy, Willard Chester Anglemyer, Executors of the Estate of **Willard Frederick Anglemyer, a/k/a Willard F. Anglemyer**, deceased, who died on December 21, 2013.

George Royle, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

## MONROE LEGAL REPORTER

Debra Kay Johnson - Executrix  
Lorrie Jean McCoy - Executrix  
Willard Chester Anglemeyer - Executor  
George Royle, Esquire  
P.O. Box 536  
Merchants Plaza  
Tannersville, PA 18372-0536  
PR - Jan. 31, Feb. 7, Feb. 14

### PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN THAT Letters of Administration have been granted in the Estate of **Ronald G. Henn a/k/a Ronald George Henn**, late of East Stroudsburg Borough, Pennsylvania, (died Dec. 12, 2012), to Steven Henn, Administrator. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the said Administrator above-named or his Attorney.  
CHARLES D. McCORMICK, ESQ.  
One South Main St., 3rd floor  
Wilkes-Barre, PA 18701-2598  
(570) 825-0500  
PR - Jan. 24, Jan. 31, Feb. 7

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that J & L Place, LLC of Monroe County, PA has filed with the Pennsylvania Department of State an application for a certificate to do business under the assumed or fictitious name of **First Place Cafe**, said business to be carried on at 5520 Birch Road, Canadensis, PA 18325.  
Jeffrey A. Durney, Esquire  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372  
PR - Feb. 7

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **719 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301**. **SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on FEBRUARY 25, 2014 AT 10 a.m.** all the right, title and interest of **CESAR VARGAS & MARIA MERCADO**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.  
TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located in Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, and known as Estate Lot Site Number 719, as shown in the Final Plan Phase II, Blue Mountain Lake Development, filed of record in the Office for the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book 73 at Pages 228 and 229.

PIN NO.: 16730304613915

TAX ID NO.: 16/196221

Being known as 719 Mountain Laurel Drive n/k/a Mountain Laurel Drive, East Stroudsburg, PA 18301

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 10, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.  
United States Marshal  
Middle District of PA

PR - Feb. 7, Feb. 14, Feb. 21

### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania 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:

**My Best Friend's Pet Sitting Service Inc.,**  
Stroudsburg, PA.

PR - Feb. 7

### PUBLIC NOTICE INCORPORATION NOTICE

**Pawson Associates Inc.** hereby gives notice that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose for which the corporation has been organized is for business consulting.

PR - Feb. 7

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS MONROE COUNTY CIVIL ACTION - LAW NO. 8773-CV-13

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PHH Mortgage Corporation, Plaintiff vs. Robert Tiger a/k/a Robert A. Tiger, Defendant

To the Defendant, **Robert Tiger a/k/a Robert A. Tiger**: TAKE NOTICE THAT THE Plaintiff, PHH Mortgage Corporation has filed an Action in Mortgage Foreclosure, as captioned above.

### NOTICE

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

Monroe County Bar Association

Find a Lawyer Program

913 Main St.,

Stroudsburg, PA 18360

CHRISTOPHER A. DeNARDO, CAITLIN M. DONNELLY, BRADLEY J. OSBORNE & CHANDRA M.

ARKEMA, Attorneys for Plaintiff

Shapiro & DeNardo, LLC

3600 Horizon Drive

Suite 150

King of Prussia, PA 19406

610-278-6800

PR - Feb. 7

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY 43RD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA

## MONROE LEGAL REPORTER

**NO. 329 CIVIL 2014**  
IN RE: PETITION FOR APPOINTMENT OF SCHOOL POLICE OFFICERS FOR THE EAST STROUDSBURG AREA SCHOOL DISTRICT

PLEASE TAKE NOTICE that a hearing shall be held before the Honorable Jon Mark on March 3, 2014 at 1:30 p.m. in Courtroom No. 3, upon consideration for a Petition for Appointment of School Police Officers for the East Stroudsburg Area School District being David Baldicanas and Emmanuel Varkanis, who have satisfactorily completed the requirements of the Municipal Police Education and Training Law, Act 120, 53 Pa.C.S. §1261 et. seq., in order for said school police officers to exercise the same powers under authority of law or ordinance by the police of the municipalities wherein the school property is located; and issue summary citations and/or detain individuals until local law enforcement is notified, and be authorized to carry a firearm in accordance with the provisions of §778 of the Pennsylvania Public School Code of 1949, as amended (24 P.S. § 7-778). An Affidavit of Publication, together with proofs of advertising shall be filed with the Clerk of Courts of Monroe County prior to or at the time of the hearing.

Law Offices of  
Thomas F. Dirvonas  
11 North Eighth Street  
Stroudsburg, PA 18360  
Solicitor

PR - Feb. 7, Feb. 14

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 9206-CV13**

**McCABE, WEISBERG and CONWAY, P.C.**  
**BY: TERRENCE J. McCABE, ESQUIRE - ID #16496**  
**MARC S. WEISBERG, ESQUIRE - ID #17616**  
**EDWARD D. CONWAY, ESQUIRE - ID #34687**  
**MARGARET GAIRO, ESQUIRE - ID #34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID #28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID #87830**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID #309480**  
**BRIAN T. LaMANN, ESQUIRE - ID #310321**  
**ANN E. SWARTZ, ESQUIRE - ID #201926**  
**JOSEPH F. RIGA, ESQUIRE - ID #57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID #314675**  
**CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673**

**JENNIFER L. WUNDER, ESQUIRE - ID #315954**  
**LENA KRAVETS, ESQUIRE - ID #316421**  
123 South Broad Street., Suite 1400, Philadelphia, PA 19109

(215) 790-1010  
Attorneys for Plaintiff  
Cenlar FSB  
Plaintiff

v.  
Kevin Debatt,  
Defendant

**TO: KEVIN DEBATT**  
**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**  
**PREMISES SUBJECT TO FORECLOSURE: 7 PINE LANE, EAST STROUDSBURG, PENNSYLVANIA 18301**

**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.

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

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN EJECTMENT  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 8744-CV-2013**

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
Plaintiff

vs.

ANDREA RUDDY or occupants  
Defendant

**NOTICE**

**To: ANDREA RUDDY or occupants:**

You are hereby notified that on Oct. 15, 2013, Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION, filed an Ejectment Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 8744-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 851 HIGH STREET, STROUDSBURG, PA 18360-1916 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.

\*\*This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

**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.**

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

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,**



## MONROE LEGAL REPORTER

**PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 5741-CV-12**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC  
Plaintiff

vs.

RAYMOND YUELLING, JR  
DOMINIQUE YUELLING  
Defendants

**NOTICE**

To **RAYMOND YUELLING, JR and DOMINIQUE YUELLING**

You are hereby notified that on July 10, 2012, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 5741-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2120 ESTATES DRIVE, BLAKESLEE, PA 18610-2052 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  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

PR - Feb. 7

**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. 7326-CV-13**

NATIONSTAR MORTGAGE LLC  
Plaintiff

vs.

TAMER KASAL  
NECLA F. KASAL  
Defendants

**NOTICE**

To **TAMER KASAL and NECLA F. KASAL**

You are hereby notified that on August 28, 2013, Plaintiff, NATIONSTAR MORTGAGE LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of

Common Pleas of MONROE County Pennsylvania, docketed to No. 7326-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 5 ROUTE 209 SOUTH ROAD, A/K/A 1336 ROUTE 209, GILBERT, PA 18331 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  
913 Main Street  
Stroudsburg, PA 18360  
570-424-7288

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF PROBATE AND  
GRANT OF LETTERS**

NOTICE IS HEREBY GIVEN that on Dec. 3, 2013, Helen Diecidue, Monroe County Register of Wills, granted Letters Testamentary, in common form, on the **Estate of David P. Lubrani**, late of Middle Smithfield, PA, to William J. Maslar. David P. Lubrani passed on Nov. 24, 2013.

Anyone having claim against the Estate, please contact Lance J. Fanucci, Esquire, 1418 Main St., Suite 207, Peckville, PA 18452; phone: 570-489-0098.

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 11233-cv-2011**

WELLS FARGO BANK, NA

v.

**DALLAS M. WOOD and AL E. SCHROER**  
NOTICE TO: DALLAS M. WOOD and AL E. SCHROER

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

Being Premises: 56 SUGAR MAPLE LANE, EAST STROUDSBURG, PA 18302

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 09/6b/1/83 TAX PIN: 09-7334-02-75-5791

Improvements consist of residential property.

Sold as the property of DALLAS M. WOOD and AL E. SCHROER

Your house (real estate) at 56 SUGAR MAPLE LANE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 02/27/2014 at 10 a.m., at the Monroe County Courthouse, 7th & Monroe St., Stroudsburg, PA to enforce the Court Judgment of \$130,243.68 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

## MONROE LEGAL REPORTER

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 135-CV-2010**

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

Vs.

**JOHN PARIANTE and JUNE PARIANTE**  
NOTICE TO: JOHN PARIANTE

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

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

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE#17/15B/1/13 TAX PARCEL#17-6393-03-22-6451

Improvements consist of residential property.  
Sold as the property of JOHN PARIANTE and JUNE PARIANTE

Your house (real estate) at 108 SHADY TREE DRIVE A/K/A, 15 SHADY TREE DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$275,663.95 obtained by, CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 1528 CV 2012**

WELLS FARGO BANK, NA

Vs.

**THOMAS S. SINNER and DIANE M. SINNER**  
NOTICE TO: THOMAS S. SINNER and DIANE M. SINNER

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

Being Premises: 3339 MOUNTAIN LAUREL DRIVE, A/K/A 7676 MOUNT LAUREL DRIVE, EAST STROUDSBURG, PA 18301-8128

Being in STROUD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 17/96269; TAX PIN: 17730304620031

Improvements consist of residential property.  
Sold as the property of THOMAS S. SINNER and DIANE M. SINNER

Your house (real estate) at 3339 MOUNTAIN LAUREL DRIVE, A/K/A 767 MOUNT LAUREL DRIVE, EAST STROUDSBURG, PA 18301-8128 is scheduled to be sold at the Sheriff's Sale on 06/26/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$236,605.86 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 2012-SU-001278-06**

U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST

FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2

Vs.

**REBECCA S. SEIPLE**

NOTICE TO: REBECCA S. SEIPLE

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

Being Premises: 155 1ST AVENUE, RED LION, PA 17356-1609

Being in RED LION BOROUGH, County of YORK, Commonwealth of Pennsylvania,  
TAX PARCEL#8200005016100

Improvements consist of residential property.  
Sold as the property of REBECCA S. SEIPLE

Your house (real estate) at 155 1ST AVENUE, RED LION, PA 17356-1609 is scheduled to be sold at the Sheriff's Sale on 04/14/2014 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401 to enforce the Court Judgment of \$91,839.88 obtained by, U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 2482-CV-08**

CITIFINANCIAL SERVICES, INC.

Vs.

**ESTATE OF ALICE A. FERNANDEZ;** ARLENE A. FARREL, ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED  
NOTICE TO: ARLENE A. FARRELL, ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED

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

Being Premises: STAR ROUTE BOX 222 A/K/A LOT 9 GRASSY ROAD A/K/A LOT 9 TALL PINE ACRES, KRESGEVILLE, PA 18333

Being in POLK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 13/2/1/40-37 TAX PIN: 13622700896035

Improvements consist of residential property.  
Sold as the property of ESTATE OF ALICE A. FERNANDEZ; ARLENE A. FARRELL, ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE A. FERNANDEZ, DECEASED

Your house (real estate) at STAR ROUTE BOX 222 A/K/A LOT 9 GRASSY ROAD A/K/A LOT 9 TALL PINE ACRES, KRESGEVILLE, PA 18333 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$91,785.50 obtained by, CITIFINANCIAL SERVICES, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 2722-CV-2012**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3

v.

**TOY NESTOR**

NOTICE TO: TROY NESTOR

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

Being Premises: 5050 MELROSE DRIVE A/K/A 347 EAST MELROSE TERRACE A/K/A 5050 MELROSE TERRACE, TOBYHANNA, PA 18466

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 03/9A/1/182, TAX PIN: 03-6358-12-75-6711

Improvements consist of residential property.

Sold as the property of TROY NESTOR

Your house (real estate) at 5050 MELROSE DRIVE A/K/A 347 EAST MELROSE TERRACE A/K/A 5050 MELROSE TERRACE, TOBYHANNA, PA 18466 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, 303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$158,051.80 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 42323-CV-2009**

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

v.

**PAUL A. FEENEY and MARTHA A. MARTINEZ**

NOTICE TO: PAUL A. FEENEY

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

Being Premises: 1822 FAIRHAVEN DRIVE A/K/A LOT 485 SECTION K, A POCONO COUNTRY PLACE, TOBYHANNA, PA 18466-3757

Being in Township of Coolbaugh, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 3/9F/1/7 TAX PIN: 03-6359-16-93-9662

Improvements consist of residential property.

Sold as the property of PAUL A. FEENEY and MARTHA A. MARTINEZ

Your house (real estate) at 1822 FAIRHAVEN DRIVE AKA LOT 485, SECTION K, A POCONO COUNTRY PLACE, TOBYHANNA, PA 18466-3757 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$134,313.53 obtained by, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS**

**OF MONROE COUNTY,  
NO. 5171-CV-2012**

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

v.

**ADEL M. AHMED and TERRI L. AHMED**

NOTICE TO: ADEL M. AHMED and TERRI L. AHMED

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

Being Premises: 7244 LAKE ROAD, TOBYHANNA, PA 18466-9105

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 03/7F/2/44 TAX PIN: 03-6347-04-82-3947

Improvements consist of residential property.

Sold as the property of ADEL M. AHMED and TERRI L. AHMED

Your house (real estate) at 7244 LAKE ROAD, TOBYHANNA, PA 18466-9105 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$251,644.34 obtained by, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 5479-CV-2011**

NATIONSTAR MORTGAGE LLC

v.

**KRISTIN L. KRISCH**

NOTICE TO: KRISTIN L. KRISCH

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

Being Premises: 35 CRESTWOODS DRIVE, POCONO PINES, PA 18350

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

TAX CODE: 19/17A/1/35

TAX PIN: 19-6334-01-09-4342-B35

Improvements consist of residential property.

Sold as the property of KRISTIN L. KRISCH

Your house (real estate) at 35 CRESTWOODS DRIVE, POCONO PINES, PA 18350 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10 a.m., at the Monroe County Courthouse, 610 Monroe St, #303, Stroudsburg, PA 18360 to enforce the Court Judgment of \$152,616.34 obtained by, NATIONSTAR MORTGAGE LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
NO. 805 CV 2012**

WELLS FARGO BANK, N.A.

v.

**ALVARO A. RODRIGUEZ**

NOTICE TO: ALVARO A. RODRIGUEZ

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

Being Premises: 1525 BLACK BIRCH WAY, TOBYHANNA, PA 18 18466-3635

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

TAX CODE: 03/9E/1/86

## MONROE LEGAL REPORTER

TAX PIN: 03635808898352  
Improvements consist of residential property.  
Sold as the property of ALVARO A. RODRIGUEZ  
Your house (real estate) at 1525 BLACK BIRCH  
WAY, TOBYHANNA, PA 18466-3635 is scheduled to  
be sold at the Sheriff's Sale on 03/27/2014 at 10  
a.m., at the Monroe County Courthouse, 610 Monroe  
St. #303, Stroudsburg, PA 18360 to enforce the Court  
Judgment of \$119,773.32 obtained by, WELLS  
FARGO BANK, N.A. (the mortgagee), against the  
above premises.  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 2271-CV-2012**

PHH MORTGAGE CORPORATION  
v.  
**CHARLES T. DIEM and JOANN M. DIEM**  
NOTICE TO: CHARLES T. DIEM and JOANN M.  
DIEM

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

Being Premises: 1160 JEWEL TERRACE, a/k/a 228K  
JEWEL TERRACE, TOBYHANNA, PA 18466-3657  
Being in COOLBAUGH TOWNSHIP, County of MON-  
ROE, Commonwealth of Pennsylvania,  
TAX CODE: 03/9E/1/133  
TAX PIN: 03-6359-20-90-9851  
Improvements consist of residential property.  
Sold as the property of CHARLES T. DIEM and  
JOANN M. DIEM  
Your house (real estate) at 1160 JEWEL TERRACE  
a/k/a 228K JEWEL TERRACE, TOBYHANNA, PA  
18466-3657 is scheduled to be sold at the Sheriff's  
Sale on 03/27/2014 at 10 a.m., at the Monroe County  
Courthouse, 610 Monroe St. #303, Stroudsburg, PA  
18360 to enforce the Court Judgment of \$78,610.71  
obtained by, PHH MORTGAGE CORPORATION (the  
mortgagee), against the above premises.  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 6553-CV-2012**

PNC MORTGAGE, A DIVISION OF PNC BANK,  
N.A., SBM NATIONAL CITY MORTGAGE COM-  
PANY, A DIVISION OF NATIONAL CITY BANK  
v.

**GERALD P. McELWAIN**  
NOTICE TO: GERALD P. McELWAIN  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 231 UPPER LAKEVIEW DRIVE,  
EAST STROUDSBURG, PA 18302-8326  
Being in MIDDLE SMITHFIELD TOWNSHIP, County  
of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 09/7/1/85  
TAX PIN: 09-7344-03-23-1362  
Improvements consist of residential property.  
Sold as the property of GERALD P. McELWAIN  
Your house (real estate) at 231 UPPER LAKEVIEW  
DRIVE, EAST STROUDSBURG, PA 18302-8326 is  
scheduled to be sold at the Sheriff's Sale on  
03/27/2014 at 10 a.m., at the Monroe County  
Courthouse, 610 Monroe St. #303, Stroudsburg, PA  
18360 to enforce the Court Judgment of \$156,279.16  
obtained by, PNC MORTGAGE, A DIVISION OF PNC  
BANK, N.A., SBM NATIONAL CITY MORTGAGE  
COMPANY, A DIVISION OF NATIONAL CITY BANK  
(the mortgagee), against the above premises.  
PHELAN HALLINAN, LLP

Attorney for Plaintiff  
PR - Feb. 7

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 870-CV-2011**

PHH MORTGAGE CORPORATION  
v.  
**CLARENCE H. SCRIVEN and SHARON SCRIVEN**  
NOTICE TO: CLARENCE H. SCRIVEN and  
SHARON SCRIVEN

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

Being Premises: 1681 MIDWOOD TERRACE a/k/a  
K703 A POCOONO COUNTRY PLACE, TOBYHAN-  
NA, PA 18466-3750  
Being in Township of Coolbaugh, County of MON-  
ROE, Commonwealth of Pennsylvania,  
TAX CODE: 03/9F/1/329  
TAX PIN: 03-6369-13-13-3307  
Improvements consist of residential property.  
Sold as the property of CLARENCE H. SCRIVEN and  
SHARON SCRIVEN  
Your house (real estate) at 1681 MIDWOOD TER-  
RACE a/k/a K703 A POCOONO COUNTRY PLACE,  
TOBYHANNA, PA 18466-3750 is scheduled to be  
sold at the Sheriff's Sale on 03/27/2014 at 10 a.m., at  
the Monroe County Courthouse, 610 Monroe St.  
#303, Stroudsburg, PA 18360 to enforce the Court  
Judgment of \$63,221.33 obtained by, PHH MORT-  
GAGE CORPORATION (the mortgagee), against the  
above premises.  
PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
PR - Feb. 7

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

By virtue of a certain Writ of Execution (Money  
Judgement) issued out of the Court of Common  
Pleas of Monroe County, Commonwealth of  
Pennsylvania to 4661 CIVIL 2012, I, Todd A. Martin,  
Sheriff of Monroe County, Commonwealth of  
Pennsylvania will expose the following described real  
estate to public sale in the Monroe County  
Courthouse, Stroudsburg, Monroe County,  
Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy  
interest being designated as Use Period No. 2 in that  
certain piece of parcel of land, together with the mes-  
sage (and veranda, if any), situate in the **Township  
of Smithfield**, County of Monroe and  
Commonwealth of Pennsylvania, shown and desig-  
nated as Unit No. FV 39B 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 United Penn  
Bank, Successor by merger to Security Bank and  
Trust Company, Trustee, by deed dated November 7,  
1988 and recorded on January 13, 1989 in the Office  
of the Recorder of Deeds for Monroe County,  
Pennsylvania in Deed Book Volume 1662 at Page  
590, granted and conveyed unto James Green and  
Jacqueline Green.

BEING PART OF PARCEL NO. 16/4/1/48-39Band  
PIN NO. 16732102876928B39B  
**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: JAMES GREEN**

## MONROE LEGAL REPORTER

### JACQUELINE 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  
JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4604 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 52 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 11B 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 United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated October 6, 1988 and recorded on November 25, 1988 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1654, at page 1671, granted and conveyed unto Edward J. Blinn and Joan M. Blinn.

Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWARD J. BLINN AND JOAN M. BLINN**

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

Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4623 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 7 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 34F 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 November 28, 1975 and recorded on April 27, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1101, at Page 64, granted and conveyed unto Richard A. Carrara and Donna Carrara.

Being part of Parcel No. 16/4/1/48-34F and Pin No. 16732102887049B34F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD A. CARRARA AND DONNA CARRARA**

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

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

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

Sheriff's Office

## MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4649 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1.52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 42C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which John H. Uribe and Martha C. Uribe, by deed dated December 27, 2005 and recorded on January 3, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2253, at page 5745, granted and conveyed unto Jose Antonio Gonzalez.

Being part of Parcel No. 16/4/1/48-42C and Pin No. 16732102885192B42C

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE ANTONIO GONZALEZ

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4772 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 43 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 37C 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 Dorothy M. Bennett by her Power of Attorney, Mary Ann Parker, by deed dated October 2, 2008 and recorded on October 22, 2008 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2343, at page 8838, granted and conveyed unto Christine Kanner.

Being part of parcel No. 16/4/1/48-37C and Pin No. 16732102876953B37C

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4875 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 15 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and design-

## MONROE LEGAL REPORTER

nated as Unit No. FV 19B 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 Dionna Duncan, by deed dated March 18, 2004 and recorded on April 29, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2188, at page 5306, granted and conveyed unto Celeste I. Taylor.

Being part of Parcel No. 16/4/1/48-19B and Pin No. 16732102877870B19B

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **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 4880 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 40 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 39B 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 Walter E. Rittenhouse, Successor Trustee of the Richard H. Rittenhouse Trust dated October 21, 1998 and Elizabeth Rittenhouse Trezona, f/k/a Elizabeth E. Rittenhouse, Walter E. Rittenhouse and David W. Rittenhouse, specific beneficiaries of the Richard H. Rittenhouse Trust dated October 21, 1998, by deed dated January 24, 2008 and recorded on May 8,

2008 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2333, at Page 1233, granted and conveyed unto David W. Rittenhouse.

Being Part of Parcel No. 16/4/1/48-39B and Pin No. 16732102876928B39B

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **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 4903 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

AN UNDIVIDED one fifty-second (1.52) co-tenancy interest being designated as Use period No. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 47D 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 1, 1981 and recorded on July 10, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1119, at Page 21, granted and conveyed unto Peter Scalamoni and Anne Scalamoni.

Being Part of parcel No. 16/4/1/48-47D and Pin No. 16732102887313B47D

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

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4907 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 9 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 46D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 19, 1995 and recorded on November 30, 1995 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2020, at page 5440, granted and conveyed unto Mahitima Selassie and Deborah Selassie.

Being Par of parcel No. 16/4/1/48-46D and Pin No. 16732102886206B46D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MAHITIMA SELASSIE  
DEBORAH SELASSIE**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4943 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 13 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 35D 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 Donald E. Stephens and Barbara S. Stephens, by deed dated February 25, 2002 and recorded on March 1, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2116, at Page 4357, granted and conveyed unto Frank C. Miller and Barbara L. Miller.  
Being Part of Parcel No. 16/4/1/48-35D and Pin No. 16732102887027B35D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANK C. MILLER  
AND BARBARA L. MILLER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14



## MONROE LEGAL REPORTER

### 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 4949 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 48 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 12B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which M.G. Harmony & Sons, Incorporated, by deed dated February 16, 2000 and recorded on February 17, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2075, at Page 3295, granted and conveyed unto Jeannie M. Conrad and David H. Klapproth.

Being part of Parcel No. 16/4/1/48-12B and Pin No. 16732102879955B12B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEANNIE M. CONRAD AND DAVID H. KLAPPROTH**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### 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 4982 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 34 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 42C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 22, 1975 and recorded on June 12, 1975 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 631, at Page 227, granted and conveyed unto Dominick E. Mazzarisi and Marta M. Mazzarisi.

Being part of Parcel No. 16/4/1/48-42C and Pin No. 16732102885192B42C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOMINICK E. MAZZARISI AND MARTA M. MAZZARISI**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10071 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, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN Unit designated as Unit Number 313, being a Unit in the Foxfire Condominium, situate in the **Borough of Mt. Pocono**, County of Monroe and Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Foxfire Condominium, dated the 28th day of February, 1984, and recorded in the Office for the Recording of

## MONROE LEGAL REPORTER

Deeds, &c., for the County of Monroe on the 8th day of March, 1984, in Deed Book Vol. 1341, page 91, and Plats and Plans for Foxfire Condominium, in Plot Book 58, Page 132.

TOGETHER with all right, title and interest, being a 1.0176 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to the same covenants, restrictions, easements, terms, right, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Foxfire Condominium and all amendments thereto, and in unrecorded by-Laws of Foxfire Condominiums Association, Inc.

THE GRANTEE, or any on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance, repairs, replacements, and Limited Common Elements appurtenant to said Unit, as may be assessed against him, her, them, or said Unit, from time to time by the Executive Board of Foxfire Condominium Association, Inc., in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the Unit Conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407(c) of said Uniform Condominium Act may relieve subsequent Units Owners of liability for prior unpaid assessments. This covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

AND the said Grantor represents and warrants to the said Grantee that the said Grantor has complied with the provisions of Section 341(b) of the said Uniform Condominium Act.

TITLE TO SAID PREMISES VESTED IN Brenda M. Cunningham, by Deed from Vacation Charters, Ltd., a Pennsylvania Corporation, dated 10/07/1987, recorded 10/13/1987 in Book 1583, Page 219.

TAX CODE: 10/13/22-13

TAX PIN: 10635511562229B313

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRENDA M. CUNNINGHAM**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10237 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Ross, County of Monroe and State of Pennsylvania, designated as Lot Twenty-Seven on a map of Ridgewood as recorded in the office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Map File 59, Page 155, bounded and described as follows to wit: BEGINNING at a point on the edge of a cul-de-sac at the end of Oakwood Court, said point being also a corner of lot twenty-eight, thence along lot twenty-eight and along lot twenty-nine, North 54 degrees 01'23" East 275.00 feet to a point, said point being also a corner of lot thirty-one, thence along the said lot thirty-one, South 35 degrees 57'37" East 264.79 feet to a point, said point being in line of lands now or formerly of Ernest Hofer and also being a corner of lot twenty-six, thence along lot twenty-six, North 78 degrees 31'23" West 435.27 feet to a point on the edge of the above mentioned cul-de-sac at the end of Oakwood Court, thence along the edge of the said cul-de-sac on a curve to the left with a radius of sixty feet for 49.68 feet to the point of BEGINNING. CONTAINING 1.369 Acres.

UNDER AND SUBJECT to restrictions as of record. BEING the same premises which Leonard C. Maletta and Barbara Maletta, his wife, by Deed dated August 8, 2003, and recorded August 29, 2003, in Book 2165, page 4591, granted and conveyed unto Joseph Buonforte and Karen Jean Buonforte, his wife, in fee. TAX Code #: 15/8B/4/27  
PIN #: 15-6256-01-49-0616

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH BUONFORTE AND KAREN JEAN BUONFORTE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1023 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, FEBRUARY 27, 2014**

## MONROE LEGAL REPORTER

**AT 10:00 A.M.**  
PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

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

BEGINNING at a point on the westerly line of Laurel Street, said point being the most northerly corner of lands conveyed by the Grantors hereof unto Louis Greenberg and wife, by deed dated 30 January 1961, and recorded in Deed Book Vol. 278, page 239; THENCE along said lands of Louis Greenberg South Sixty-four degrees West one hundred fifty feet to a point; thence by other lands of the grantors hereof, of which this lot was formerly a part, North twenty-six degrees West one hundred forty feet to a point; thence by the same North sixty-four degrees East one hundred fifty feet to a point on the westerly line of Laurel Street; thence along the westerly line of Laurel Street South twenty-six degrees East one hundred forty feet to the place of BEGINNING. CONTAINING 0.48 Acre, more or less.

UNDER AND SUBJECT to the conditions and restrictions more fully set forth in the above recited Deed.

TITLE TO SAID PREMISES VESTED IN Joseph V. Principe, Jr. and Jeanne G. Principe, his wife, by Deed from Robert P. Marshall and Erna M. Marshall, his wife, dated 08/14/1978, recorded 08/29/1978 in Book 889, Page 14.

By virtue of Joseph V. Principe, Jr.'s death on or about 02/27/2004, his ownership interest was automatically vested in the surviving tenant by the entirety Jeanne G. Principe.

TAX CODE: 17/4/3/7-2  
TAX PIN: 17730109169190

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEANNE G. PRINCIPE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10257 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

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

Lot 207 as shown on Subdivision of Shelbrooke Estates, Sheldon Kopelson, Developer, prepared by Achterman Associates, dated December 16, 1992 and recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 65, Page 109.

UNDER AND SUBJECT to the restrictions set forth in Plot Book 65, page 109.

FURTHER UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions for Shelbrooke Estates recorded in Record Book Vol. 1919, page 1243.

FURTHER UNDER AND SUBJECT to the Amended Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and conditions for Shelbrooke Estates recorded in Record Book Vol. 2050, page 7797.

TITLE TO SAID PREMISES VESTED IN James E. Thompson and Jannet Thompson, his wife, by Deed from Sheldon Kopelson, single, dated 04/26/2002, recorded 06/07/2002 in Book 2123, page 8263.

TAX CODE: 17/88981  
TAX PIN: 17639004549402

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES E. THOMPSON  
JANNET THOMPSON**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10305 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Polk**, County of Monroe, and

## MONROE LEGAL REPORTER

Commonwealth of Pennsylvania, being Lot Number 6, Section 2, Sunset Acres, as is duly recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 65, Page 247.

Being known as Lot No. 6  
UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN Jeffrey Stanley and Christine Stanley, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, dated 06/09/2006, recorded 06/15/2006 in Book 2271, Page 1277.

TAX CODE: 13/89136

TAX PIN: 13623700530037

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEFFREY STANLEY CHRISTINE STANLEY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10364 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, described as follows:

BEING Lot No. 1, as shown on a map titled EVER-GREEN ESTATES, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania on February 23, 2004, in Plot Book Volume 76, Page 19. TOGETHER with unto the grantee herein, its successors and assigns, all Rights, Liberties and Privileges, and Under and Subject to all Restrictions and Reservations set forth in deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Paul Andrews and Pamela Andrews, (as h/w), by Deed From Romec, Inc., a Corporation, dated 02/24/2004, recorded 02/26/2004 in Book 2182, Page 8534.

TAX CODE: 09/97272

TAX PIN: 09732500419333

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL V. ANDREWS

A/K/A PAUL ANDREWS

PAMELA S. ANDREWS

A/K/A PAMELA ANDREWS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10506 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Jackson**, County of Monroe, Commonwealth of Pennsylvania, together with the messuage thereon erected (including verandas and porches, if any), and being more particularly described as follows, to wit:

BEING Unit No. 223 of Cluster 6, as shown on a plan entitled "The Village of Camelback, Jackson Township, Monroe County, Pennsylvania, Final Plan Amended. Sheet 1 of 1, prepared by Swendsen Engineering, dated June 19, 1979, and approved by the Monroe County Planning Commission, June 25, 1979, to be recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 42, Page 33, and as more specifically described in a portion of an "Actual Site Location Map" prepared by Swendsen Engineering, dated April 17, 1980, owned by the developer Camelback Associates, Inc.

The Unit described above, was part of a general project formerly known as "The Glade at Camelback Ski Area", recorded August 11, 1975, in Plot Book 27, Page 19, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania.

BEING THE SAME PREMISES which James C. Hahn, by deed dated 05/10/2002 and recorded 05/20/2002 in Book 2122 Page 3877 conveyed to Jennifer Sanford.

Pin #: 08635208895974U223

Tax Code #: 08/6A/6/40

SEIZED AND TAKEN IN EXECUTION AS THE

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW GORNALL  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10564 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 22, Section B, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Lot Book Volume 19, Pages 77 and 79.

BEING THE SAME PREMISES which Federal National Mortgage Association, by deed dated 4/14/1999 and recorded 04/16/1999 in Book 2062 Page 4949 conveyed to Milagros Ramos.

TAX CODE: 03/3B/2/15  
TAX PIN: 03635820914213

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10695 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the westerly sideline of Pa. Legislative Route 45028, said point being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled 'Final Plan, Subdivision of Lands of Verna Mortimer,' Paradise Township, Monroe County, Pennsylvania, dated April 30, 1971, prepared by Edward C. Hess Associates, Inc. and recorded in Plot Book Vol. 14, Page 143; thence along the westerly sideline of said road South 19 degrees 15 minutes 53 seconds East 134.98 feet to a point, a common corner of Lot No. 2 and Lot No. 3; thence leaving said road and by Lot No. 3 South 70 degrees 44 minutes 07 seconds West 181.85 feet to a point in time of Lot no. 4, a common corner of Lot No. 2 and Lot No. 3; thence by Lot No. 4 North 20 degrees 09 minutes 39 seconds West 135.00 feet to a point, a common corner of Lot No. 1 and Lot No. 2; thence by Lot No. 1 north 70 degrees 44 minutes 07 seconds East 183.96 feet to the place of BEGINNING BEING Lot No. 2 as shown on the above mentioned plan.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Raul Oyola, by Deed from Vincenzo Mammana and Kimberly M. Mammana, h/w, dated 12/11/2110, Page 5258.

TAX CODE: 11/5A/3/7  
TAX PIN: 11637604825935

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

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

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

Todd A. Martin  
Sheriff of Monroe County

## MONROE LEGAL REPORTER

Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10697 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Lot Number 44, located on Reunion Ridge as shown on the Final Plans Phase 1, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors on March 17, 1993 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on May 11, 1993 in Plot Book 65 at Pages 80, 81 and 82.

UNDER AND SUBJECT TO:

1. The reservations and covenants contained in the aforesaid deed from the Estate of Karl Hope, et al.
2. The provisions of that certain declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286.
3. The provisions of that certain Cluster II (Estate Lot) declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to Blue Mountain Lake dated May 13, 1993 and Recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1890 at Page 1369.
4. The provisions of the Notes and Restrictions contained on the Final Plans Phase 1, Blue Mountain lake, a Planned Unit Development, filed as aforesaid.
5. Utility easements of record or visible and appearing on the ground.

TITLE TO SAID PREMISES VESTED IN Ronnie Lazrovitch and Rosemarie Lazrovitch, his wife, by Deed from Blue Mountain Lake Associates, LP, dated 09/09/1993, recorded 09/10/1993 in Book 1908, page 586.

TAX CODE: 17/112382  
TAX PIN: 17730304521255

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROSEMARIE LAZROVITCH RONNIE LAZROVITCH**

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

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

the date of the sale. Distribution in accordance 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 BRUSHWOOD,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10748 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 64, Section A, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18 at Pages 57 and 61.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Tavia Lowman, unmarried, by Deed from Keystone Development Company, Inc., dated 03/16/2000, recorded 03/20/2000 in Book 2076, Page 4065.

TAX CODE: 03/3B/1/83

TAX PIN: 03635820709886

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage

## MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11233 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 56 on a certain map entitled 'Subdivision of Winona Lakes, Section 3A, Forest Lake Village, American Landmark Corporation, owner 7 Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated November 19, 1971 and revised December 2, 1971, prepared by Edward C. Hess Associates, scale being 1 inch=100 feet', on file in Records Office, Stroudsburg, Pennsylvania, in Plot Book No. 15, Page 75.

CONTAINING 21,867 square feet, more or less. BEING Lot No. 56 on the above mentioned plan.

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

TITLE TO SAID PREMISES VESTED IN Al E. Schroer and Dallas M. Wood, by Deed from James F. Johnson, dated 04/11/2008, recorded 05/08/2008 in Book 2333, Page 630.

TAX CODE: 09/6B/1/83

TAX PIN: 09733402755791

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DALLAS M. WOOD  
AL E. SCHROER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11293 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT TRACT OR PIECE of land situated in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly right of way of Township Road T-535 (Shine Hill Road), said iron pin being the Southeasterly corner of lands N/F Norma J. Butz & the Southwesterly corner of lands of Lot #1. Thence along lands N/F Norma J. Butz North 01 degrees 29 minutes 00 seconds West 193.90 feet to an iron pin. Thence still along lands of N/F Norma J. Butz South 81 degrees 31 minutes 00 seconds West 108.00 feet to an iron pin. Thence along lands of N/F Raymond J. Butz North 04 degrees 51 seconds 40 seconds East 58.23 feet to an iron pin. Thence along lands of N/F Raymond J. Butz & N/F Johanna Leonhardt North 13 degrees 10 minutes 00 seconds East 379.57 feet to a 36 foot Oak Tree. Thence along lands of N/F George R. and Jean Habeeb South 82 degrees 08 minutes 00 seconds East 189.43 feet to an iron pipe. Thence along lands of Richard and Gloria Graeber South 13 degrees 10 minutes 00 seconds West 383.15 feet to an iron pin. Thence still along lands of Richard and Gloria Graeber South 81 degrees 31 minutes 00 seconds West 35.52 to an iron pin. Thence still along lands of Richard & Gloria Graeber South 01 degrees 29 minutes 00 seconds East 193.90 to an iron pin, said iron pin located on the Northerly right of way of T-535 (Shine Hill Road) South 81 degrees 31 minutes 00 seconds West 50.38 feet to an iron pin the Point of BEGINNING.

Being Lot 1 on Subdivision Plan of Richard & Gloria Graeber, recorded July 8, 1999, Plat #71-174. Subject to any agreements of record.

TITLE TO SAID PREMISES VESTED IN Eugene Graeber, by Deed from Richard Graeber and Gloria J. Graeber, h/w, dated 01/17/2001, recorded 01/23/2001 in Book 2090, Page 2993.

TAX CODE: 12/92758

TAX PIN: 12-6373-01-46-4180

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11382 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

## MONROE LEGAL REPORTER

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

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, State of Pennsylvania, more particularly described as Lot 823, Section K Ext., Tax Code 3/9F/1/15, as shown on a map or plan of A Pocono Country Place of recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 24, at page 51.

TITLE TO SAID PREMISES IS VESTED IN, **Bento L. Nimmo and Patricia Yates-Nimmo**, h/w, by Deed from Steven D. Gladstone, dated 04/17/1998, recorded 4/20/1998 in Book 2047, Page 2237.

PARCEL IDENTIFICATION NO: 3/9F/1/15  
MAP #: 03-6359-16-93-7062

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

**BENTO NIMMO  
AKA BENTO L. NIMMO  
PATRICIA NIMMO  
AKA PATRICIA YATES-NIMMO**

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

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

Todd A. Martin  
THOMAS M. FEDERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11401 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate on the south side of Carney Road (T.R. 375) in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania known as Lot No. 2 in the plot plan 'Anderson Meadow' being recorded in Map Book 63, Page 347 in the Office of the Recorder of Deeds in and for the County of Monroe in the town of Stroudsburg, being otherwise described as follows, to wit:

BEGINNING at an iron pin set, said point being the northwest corner of Lot 2; thence along the right of way of Carney Road, which is twenty-five feet from centerline of said road, South 84 degrees 19 minutes 56 seconds East a distance of 150.03 feet to an iron pin set; thence along lands of Lot 3 South 7 degrees 5 minutes 17 seconds West a distance of 403.49 feet to an iron pin set; thence along lands of Lot 10 North 85 degrees 34 minutes 47 seconds West a distance of 150.15 feet to an iron pin set; thence along lands of Lot 1 North 7 degrees 05 minutes 17 seconds East, a distance of 406.76 feet to the place of BEGINNING.

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

TITLE TO SAID PREMISES VESTED IN Richard Mamola, Jr. and Ruth Mamola, his wife, by Deed from Robert E. Serfass and Tracy L. Serfass, trading as Serfass Custom Homes, dated 04/25/2002, recorded 04/29/2002 in Book 2120, Page 6961.

TAX CODE: 13/88557  
TAX PIN: 13622600095096

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD MAMOLA, JR  
RUTH MAMOLA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11510 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground described as follows:  
Site 200, Phase 2, Section 3, located within **Tobyhanna Township**, Monroe County, and Commonwealth of Pennsylvania, as recorded in the Office for the Recording of Deeds in and for Monroe County, Stroudsburg, Pennsylvania on the Final Amended Site Plan of 'Phase 2, Pinecrest Lake' recorded in Plot Book 76, Pages 165.

ALSO UNDER AND SUBJECT to terms and condi-



## MONROE LEGAL REPORTER

tions of the Funded Community Trust Agreement 'Pinecrest Lake Community Trust Document' as recorded in the aforementioned Recorder's Office in Record Book Volume 1338, Pages 147 through 171; First Amendment recorded in Record Book Volume 1605, pages 712 through 715; Second Amendment recorded in Record Book Volume 1791, Page 1250. UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Erich Pieper and Catherine Pieper, h/w, by Deed from Pinecrest Lake Homes, LLC, a Pennsylvania Limited Liability Company, dated 10/05/2006, recorded 10/18/2006 in Book 2284, Page 6145.

TAX CODE: 19/97651

TAX PIN: 19-6334-02-76-9752

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERICH PIEPER CATHERINE PIEPER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11582 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pipe on the southerly side of Fritz Avenue, from which the intersection of the southerly side of said Fritz Avenue with the easterly side of Lagler Street bears South 80 degrees 30 minutes West 280.00 feet; thence (1) along the southerly side of Fritz Avenue North 80 degrees 30 minutes 00 seconds East 80.00 feet to an iron pipe; thence (2) leaving said road and along lands of DVD D Ward et ux and lands and Jeannette Henning South 09 degrees 30 minutes 00 seconds East 371.88 feet to an iron pipe; thence, (3) along lands of William Schubert et al North 64 degrees 58 minutes 00 seconds West 97.30

feet to an iron pipe; thence (4) along other lands of Raymond A Welsh et ux North 09 degrees 30 minutes 00 seconds West 316.49 feet to the point of beginning.

Excepting and Reserving:

ALL THOSE CERTAIN lots or pieces of land situate in **Tunkhannock Township**, County of Monroe and State of Pennsylvania, situate in Stonecrest Park as follows:

Section S-2 Lot 2004, as set forth on a plan of lots of Stone Crest Park recorded in the Office for the Recording of Deeds &c., Monroe County, Pennsylvania in Plot Book 9, Page 215.

Title to said premises is vested in Barry Eugene Oliver, by deed from Arthur Oliver and Nannette Joan Oliver, his wife, dated 02/14/2003, recorded 06/12/2003 in Book 2156, Page 5290.

Tax Code #: 17/12/2/28-1

PIN #: 17639008981987

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARRY EUGENE OLIVER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12064 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 6022, Section E, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Claus' and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, page 69.

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

TITLE TO SAID PREMISES VESTED IN Andrew J. Profaci, Sr., by Deed from Raymond Development Corporation, dated 10/12/2006, recorded 10/27/2006 in Book 2285, Page 6456.

TAX CODE: 03/7E/1/49

## MONROE LEGAL REPORTER

TAX PIN: 03635701267053

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW J. PROFACI, SR.

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12072 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece of land, situate, lying and being in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 4432, Section H-IV, Stillwater Lake Estates, Pocono Summit, Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, and being encompassed and included within one of the following plats:

A subdivision plat drawn by Spott, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA, known as, Section H-IV, Stillwater Lake Estates, Sun Dance Stillwater Corp., dated May 25, 1973 and approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the Supervisors of Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3, 1973 at Plat Book 20 at Page 109.

Said lot having a frontage on Birchwood Blvd. of seventy-five (75') feet and a rear line of seventy-five and ninety-two hundredths (78.92') feet northerly side line of one-hundred sixty-four and eighty-nine hundredths (164.89') feet and a southerly side line of one-hundred forty and thirty-two hundredths (140.32') feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear dimensions.

Lot No. 4432, Section H-IV, Stillwater Lake Estates, Pocono Summit, Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 11846 Tax PARCEL NO. 03/14F/2/290  
PIN NO. 03634604715302

Title to said premises is vested in Yvonne Montrone and Louis Montrone, III, husband and wife, by deed

from Louis Montrone, single, dated July 21, 2004 and recorded July 23, 2004 in Deed Book 2197, Page 1646.

Being Known As: 4432 Birchwood Boulevard, Pocono Summit, Coolbaugh, Monroe County, PA 18346

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LOUIS MONTRONE, III YVONNE MONTRONE

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12211 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land and any premises thereon situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania designated as Lot 119 on a map of Timber Mountain as recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe at Stroudsburg, Pennsylvania, in Map File 58-319, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a fifty foot road known as Marjorie Court-Left, said point being also a common corner of Lot 119 and Lot 120, thence along the line of the said Lot No. 120, North 30°19'24" West 375.00 feet to a point, said point being also North 59°40'36" East 175.00 feet along of Lot 126, thence along Lot 126, North 34°53'15" East 82.15 feet to a point, said point being also a corner of Lot 118, thence along line of Lot 118, South 55°00'45" East 413.63 feet to a point on the edge of the above mentioned Marjorie Court-Left, thence along the edge of the said Marjorie Court-Left, South 34°59'15" West 3.60 feet to a point thence along the same curve to the right on a radius of 350 feet on an arc length of 150.82 feet to a point, thence along the same South 59°40'36" West. West 97.94 feet to the point of beginning.

PARCEL NO. 09/12/1/8-23  
PIN NO. 09733600211787

TITLE TO SAID PREMISES IS VESTED IN Miguel A.

## MONROE LEGAL REPORTER

Galarza and Devra M. Galarza, his wife, by deed from Federal National Mortgage Association dated March 19, 2001 and recorded April 4, 2001 in Deed Book 2093, page 9660.

Being Known As: 119 Marjorie Court, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIGUEL A. GALARZA DEVRA M. GALARZA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1314 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 759, Section K (Ext.) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, page 51, 53 and 55.

Being the same premises which Naum Tabakov and Svetlana Tabakov, his wife, by their Indenture dated July 31, 1992, and recorded August 4, 1992, in the Office of the Recorder of Deeds in and for the County of Monroe, in Record Book 1842, page 0167, granted and conveyed unto Ken Ellentuck and Roberta Ellentuck, his wife, the said Robert Galante, and Judith Trontz, as tenants in common.

Title to said Premises vested in Jose Joseph by Deed from Frances X. Arango, Personal Representative under the Last Will and testament of Robert L. Galante, also known as Robert Galante, deceased dated 04/26/04 and recorded on 05/11/04 in the Monroe County Recorder of Deeds in Book 2189, Page 7856.

Note: Robert L. Galante has 1/3 undivided interest as a tenant in common.

Title to said Premises vested in Jose Joseph by Deed from Ken Ellentuck and Roberta Ellentuck, his wife, and Judith Trontz, single dated 04/22/04 and

recorded on 05/11/04 in the Monroe County Recorder of Deeds in Book 2189, Page 7853.

Being known as Lot 759 Section K, A Pocono Country Place a/k/a 759 Knollwood Drive, Coolbaugh Township, PA 18466

Tax Parcel Number: 3/9F/1/84

Tax Pin Number: 03636913025948

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J. WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1373 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

Lot 2. Block A-1603, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lakes), Section Sixteen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1971, scale 1"=100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in an for Monroe County, Pennsylvania in Plat Book 25, page 21 on January 17, 1975.

BEING THE SAME PREMISES which Adalberto Ramirez and Olga Ramirez, husband and wife, by deed dated 12/19/2005 and recorded 12/23/2005 in Book 2252 Page 6609 conveyed to Jose Ramirez and Nicole Ramirez, husband and wife.  
Pin #: 03539715637090

Tax Code #: 03/19A/1/494

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE RAMIREZ NICOLE RAMIREZ

#### MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1421 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the Townships of Jackson and Pocono, County of Monroe, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Kenneth Drive as shown on a certain map entitled "Re-Subdivision of Lots 107, 108, 109, 117, 118, 119; Plan of Barton Glen Section 2; Jackson and Pocono Townships, Monroe County, Pennsylvania; Scale 1": equals 100'; April 5, 1966" as prepared by Monroe Engineering, Inc., Stroudsburg, Pennsylvania, said point being a corner common to Lots 106 and 108, thence;

1) Leaving said road and along said Lot 106, North 85 degrees 00 minutes West 10.00 feet to a point on line of said Lot 106, a corner common to Lots 107 and 108, thence;

2) Along said Lot 107, North 16 degrees 02 minutes 03 seconds West 180.17 feet to a point on the southeasterly side of Pocono Court, thence;

3) Along said road, North 40 degrees 11 minutes East 47.71 feet to a point, a corner common to Lots 108 and 109, thence;

4) Leaving said road and along said Lot 109, South 65 degrees 31 minutes 56 seconds East 154.33 feet to a point on the northwesterly side of the aforementioned Kenneth Drive, a corner common to Lots 108 and 109, thence;

5) Along said road, South 40 degrees 11 minutes West 122.87 feet to a point of curve in said road, thence;

6) Along the same on a curve to the left having a radius of 95.97 feet an arc distance of 58.93 feet to the place of beginning.

Taxes are to be paid to Pocono Township.  
Being Known As: 108 Kenneth Drive, Bartonville, PA 18321

TAX CODE: 12/9B/2/4

PIN NO.: 12637102752949

TITLE TO SAID PREMISES IS VESTED IN Robert J. Proulx and Teri L. Proulx, husband and wife by deed

from Robert J. Proulx and Teri L. Proulx, husband and wife, and Joseph R. Proulx, a single man dated 10/26/2006 recorded 12/08/2006 in Deed Book 2290 Page 848.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT J. PROULX**

**TERI L. PROULX**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1440 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

#### LEGAL DESCRIPTION

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

BEGINNING at a point on the northwesterly line of Halloween Drive West, said point being the most easterly corner of Lot No. 8 as shown on map entitled, "Revised Map of Halloween Acres Inc." dated August 1974, recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, PA in Map Book Volume 24, Page 57; thence along Lot No. 8, North 59 degrees, 19 minutes, 51 seconds West 230.00 feet to a point in line of lands of Evelyn Hadleman, thence along lands of Evelyn Hadelman, North 30 degrees 40 minutes 09 seconds East 200.00 feet to a point, the most westerly corner of Lot No. 10 as shown on said map; thence along Lot No. 10, South 59 degrees 19 minutes 51 seconds East 230.00 feet to a point on the northwesterly line of Halloween Drive West; thence along the northwesterly line of Halloween Drive West, South 30 degrees 40 minutes 09 seconds West 200.00 feet to the place of BEGINNING.

CONTAINING 1.056 acres, more or less.  
BEING Lot No. 9 as shown on said map.  
UNDER AND SUBJECT to the covenants, conditions and restrictions set forth in the above-recited Deed, including a certain recorded Declaration of

## MONROE LEGAL REPORTER

Covenants, Conditions and Restrictions by Hallowood Acres Inc., dated July 24, 1970, and all other covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Wendy M. Andershonis, by Deed from Thomas M. King and Afrie King, his wife, dated 03/21/2006, recorded 03/22/2006, in Deed Book 2261, page 6603.

TAX CODE: 14/6C/1/17

TAX PIN: 14730401399602

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WENDY M. ANDERSHONIS JOSEPH V. ANDERSHONIS**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31, Feb. 7, Feb. 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1443 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the **Township of Stroud**, County of Monroe, Commonwealth of Pennsylvania, being known and designated as follows:

Lot No. 44, as is ore particularly set forth on the Plot Map of Cranberry Hill Corp., Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 32, pages 105 and 109, as described in Deed Book 2226, Page 5796, dated 05/13/2005, recorded 05/25/2005, in Monroe County Records.

Being Known As: 232 Penn Estates, East Stroudsburg, PA 18301

TAX CODE: 17/15D/1/61

PIN NO.: 17639201267550

TITLE TO SAID PREMISES IS VESTED IN Yvonne Lyne and Melissa Douglas by deed from Coastal Environmental, Inc. dated 05/13/2005 recorded 05/25/2005 in Deed Book 2226 Page 5796.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MELLISSA DOUGLAS A/K/A MELISSA DOUGLAS YVONNE LYNE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KATHERINE E. KNOWLTON,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 151 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, being Lot No. 56, as shown on a map entitled Final Plan Mountain Terrace Estates at Tunkhannock, recorded in Plot Book Volume 74, Page 37.

UNDER AND SUBJECT to any and all covenants, conditions and restrictions appearing in the chain of title.

TITLE TO SAID PREMISES VESTED IN Andrea D. Campbell, a married woman, by Deed from Matzel Development at Mt. Terrace, LLC., a Pennsylvania Limited Liability Company, dated 12/28/2005, recorded 01/10/2006 in Book 2254, Page 2900.

TAX CODE: 20/96377

TAX PIN: 20632100097678

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREA D. CAMPBELL**

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

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

Todd A. Martin

## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1569 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

Beginning at an iron pin on the Westerly side of the public road leading from Bossardsville to Stormville, said iron pin being also a corner of lands of Russell Steen; thence along the Westerly side of the mid public road leading from Bossardsville to Stormville (Bearings from Magnetic Meridian of 1955) North sixteen degrees fifty-six minutes East three hundred feet to a pipe on the Westerly side of the aforesaid public road; thence by lands of the Grantors of which this tract was formerly a part, North sixty, six degrees forty minutes West two hundred twenty-seven and one-tenth feet to a pipe; thence by the same South sixteen degrees fifty-six minutes West three hundred feet to an iron pin, another corner of lands of the aforementioned Russell Steen; thence by Steen's land South sixty-six degrees forty minutes East two hundred twenty-seven and one-tenth feet to the place of beginning.

BEING THE SAME PREMISES which Kathleen A. Smith, by deed dated 09/24/2004 and recorded 10/13/2004 in Book 2204 Page 6594 conveyed to Caroline A. Monsalvo.

Pin #: 07628800595156  
Tax Code #: 07/5/1/10-1

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CAROLINE A. MONSALVO MORTGAGOR(S) AND RECORD OWNER(S)

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

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

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

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1708 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEING designated as Unit 129, as shown on a map titled 'Amended Final Plan, Pinecrest Lake Phases 5 & 6, A Planned Residential Development, Tobyhanna Township, Monroe County, PA' dated June 12, 2006, last revised July 7, 2006, prepared by R.K.R. Hess Associates, Inc. East Stroudsburg, PA, and recorded in the Monroe County Recorders Office in Plat Book 78, Page 161; the Northwesterly corner of said building foundation being N86 degrees 17 minutes 16 seconds E, 87.83 feet from concrete monument 'A' set on the northerly side of the Right-Of-Way for Crestwoods Lane; said corner also being N78 degrees 46 minutes 02 seconds W, 471.15 feet from concrete monument 'B' set on the northerly side of the Right-Of-Way for Crestwoods Lane and the Northeasterly corner of said building foundation being S79 degrees 30 minutes 06 seconds E, 203.19 feet from concrete monument 'A' set on the northerly side of the Right-Of-Way for Crestwoods Lane; said corner also being N82 degrees 01 minute 07 seconds W, 353.41 feet from concrete monument 'B' set on the northerly side of the Right-Of-Way for Crestwoods Lane, said unit having dimensions as shown on the attached plan titled, 'Unit Plan 129, Pinecrest Lake Phase 5 & 6.

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

TITLE TO SAID PREMISES VESTED IN Michael Pupo and Debra Corigliano, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Teicher Organization at Pinecrest Lake, LLC, dated 11/16/2006, recorded 11/27/2006 in Book 2288, Page 5151.  
TAX CODE: 19/94312/U129  
TAX PIN: 19632402998794U129

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBRA CORIGIANO A/K/A DEBRA CONIGLIANO

A/K/A DEBRA CORIGLIANO  
A/K/A D CORIGLIANO  
MICHAEL PUPO

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

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

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1751 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a pipe at the southeasterly corner of land of Gladys T. Malder, North 24 degrees 57 minutes 54 seconds West 169.38 feet to an iron pin;

THENCE North 74 degrees 34 minutes 0 seconds West 252.28 feet to an iron pin, by land now or late of Claude Hagerman;

THENCE South 15 degrees 30 minutes 44 seconds West 150 feet to an iron pin, by lands now or formerly of Claude Hagerman;

THENCE South 74 degrees 34 minutes 0 seconds East 183.24 feet to an iron pin by land now or formerly of Herbert Courtright;

THENCE South 24 degrees 57 minutes 10 seconds East 100 feet to an iron pin, by lands now or formerly of Herbert Courtright;

THENCE North 65 degrees 2 minutes 42 seconds East 149.96 feet to an iron pin, by lands now or formerly of Gladys T. Malder, the place of BEGINNING.

CONTAINING 1.213 acres, more or less  
BEING THE SAME PREMISES which Fred William Jennings and Marian Jennings by deed dated 06/29/2001 and recorded 07/09/2001 in Book 2100 Page 0699 conveyed to Jeffrey I. Peterson.  
TAX CODE: 07/9/1/31-1

TAX PIN: 07-6279-00-54-8816  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JEFFREY L. PETERSON**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JILL JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1766 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

All that certain piece or parcel of land, situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, known as Lot #111, on a Subdivision Plan of Section 4, Pine Hill Park, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 28, Pages 79 to 83.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions for Pine Hill Estates, Section 4, also known as Pine Hill Park, as recorded in Deed Book Volume 963, Page 83.

TITLE TO SAID PREMISES VESTED IN George R. Morgan and Terri L. Morgan, by Deed from Timothy Brooks and Ann K. Brooks, his wife, dated 07/14/1987, recorded 09/08/1987 in Book 1576, Page 1400.

TAX CODE: 10/2A/1/23

TAX PIN: 10636617009791

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
TERRI L. MORGAN  
GEORGE R. MORGAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JONATHAN LOBB, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

## MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 189 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being designated Lot 77, Phase 4, on a certain map, entitled "Final Major Subdivision Plan for Paradise Pointe - Phase 4, Paradise Township, Monroe County, PA", prepared by Niclaus Engineering Corporation dated August 1999, last revised January 26, 2000, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plat Book 72, page 94.

Under and subject to The Declaration of Protective Covenants and Restrictions, dated October 14, 1998 and recorded on October 15, 1998 in Monroe County Record Book 2054, at page 7660, &c., and as amended October 1, 1999 and recorded on October 6, 1999 in Monroe County Record Book 2070, at page 1029, &c, and as more fully set forth in Deed Book 2090, page 3612.

Parcel No. 11/91484

Being the same premises which Designer Homes, Inc., a Pennsylvania corporation, by Indenture dated 12/13/00 and recorded 01/24/01 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2090 Page 3610, granted and conveyed unto Anthony M. Palovchik and Tammy M. Steinger.

Title to said Premises vested in Jacki E. Point-DuJour, Benjamin Warner and Denise Morales, as tenants by Deed from Anthony M. Palovchik dated 10/18/05 and recorded 11/18/05 in the Monroe County Recorder of Deeds in Book 2248, Page 4447. Being known as 1429 Alpine Road, Henryville, PA 18332

Tax Parcel Number: 11/91484

Tax Pin Number: 11638500854280

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

**JACKI E. POINT-DUJOUR  
BENJAMIN WARNER  
DENISE MORALES**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J. WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

**PUBLIC NOTICE  
SHERIFF'S SALE**

### **OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 194 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield** County of Monroe and Commonwealth of Pennsylvania, known as Lot #760, located on Mountain Laurel Drive as shown on final plans Phase II, Blue Mountain Lake, a Planned Unit Development and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 page 228 and 229.

TITLE TO SAID PREMISES VESTED IN Youcef Aradj and Zineb Aradj, by Deed from The Mountain Lake Reserve, L.P., a Pennsylvania limited partnership by its general partner the Mountain Lake Reserve, L.L.C., dated 08/26/2004, recorded 09/03/2004 in Book 2201, Page 2654.

TAX CODE: 16/96262

TAX PIN: 16730304613531

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

**ZINEB ARADJ**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 195 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situ-



## MONROE LEGAL REPORTER

ate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3613, Section 7 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17 and 123.

UNDER AND SUBJECT to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Joseph C. Ambriano and Rose Ambriano, his wife, by Deed from Charles Ambriano and Debra Ann Ambriano, his wife, dated 03/31/1987, recorded 04/27/1987 in Book 1549, Page 1411, rerecorded 07/01/1987 in Book 1563, Page 143. By virtue of Joseph C. Ambriano's death on or about 07/11/2009, his ownership interest was automatically vested in the surviving tenant by the entirely Rose Ambriano.

TAX CODE: 03/4B/2/58

TAX PIN: 03636703113141

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1969 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 10, Pocono Park, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 39/83.

BEING THE SAME PREMISES which Choice Rentals and Property Management, LLC, by Indenture dated September 30, 2005 and recorded October 4, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2242, Page 5575, granted and conveyed unto Juan Ramirez and Esperanza Ramirez, husband and wife.

IMPROVEMENTS: Residential property.

TAX CODE3 NO. 12/12B/1/5

PIN #12636401256522

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ESPERANZA RAMIREZ JUAN RAMIREZ, JR A/K/A JUAN RAMIREZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 197 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a wooden post driven in the right-of-way road leading to this property which is a common corner of the Grantors and Fred J. Rodenbach, et ux, thence by other land of the Grantors, and of which this was a part, South 30 degrees 27 minutes East 44.1 feet to an iron post; thence along the same South 71 degrees 33 minutes West 383 feet to a stake by a tree in line of the Monroe Water Company land; thence along land of the same North 20 degrees 58 minutes East 224 feet to a corner of the Grantors and Fred J. Rodenbach, et ux, thence along property of Fred J. Rodenbach, et ux, South 78 degrees 57 minutes East 111.5 feet to a pipe; thence by the same South 81 degrees 32 minutes East 150.1 feet to the place of BEGINNING.

CONTAINING: .85 Acre of land, more or less. TOGETHER WITH a perpetual right-of-way to the aforementioned private road which is granted to the Parties of the first part in a prior deed of record.

TITLE TO SAID PREMISES VESTED IN Leon Matlock and Carol Matlock, his wife, by Deed from Gerald W. Eckman, single, dated 10/06/2000, recorded 10/06/2000 in Book 2085, Page 3490.

TAX CODE: 19/8/1/40-1

TAX PIN: 19631400700913

### SEIZED AND TAKEN IN EXECUTION AS THE

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2019 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THOSE TWO CERTAIN parcels of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, shown as Parcels 1-A and 1-B on Subdivision of Land for Karen Larsen, on Drawing No. 92208-04 prepared by R.K.R. Hess Associates, Inc., East Stroudsburg, Pennsylvania and recorded in the Monroe County Recorder of Deeds Office in Plot Book 65, page 192, bounded and described as follows:

Parcel No. 1-A: BEGINNING at an iron pin in line of land of the Cherry Valley Cemetery Association, from which an iron pin at the southwest corner of lands of the Cherry Valley Cemetery Association bears South 22 degrees 36 minutes 50 seconds East distant of 48.50 feet as shown on a plan titled, "Subdivision of Land for Karen Larsen"; thence by lands of Karen Larsen South 67 degrees 49 minutes 17 seconds West 101.94 feet to an iron pin; thence by the same North 21 degrees 30 minutes 00 seconds West 100.00 feet to an iron pin on the southeasterly line of S.R. 2006 (Cherry Valley Road); thence along the southeasterly line of said S.R. 2006 (Cherry Valley Road) on a curve to the left having a radius of 4016.50 feet for an arc length of 50.00 feet (chord bearing and distance North 68 degrees 08 minutes 27 seconds East 50.00 feet) to an iron pin; thence crossing said road and by lands of Karen Larsen North 22 degrees 12 minutes 57 seconds West (passing over an iron pin at 33.00 feet) 83.00 feet to an iron pin; thence by lands of Karen Larsen North 03 degrees 01 minute 40 seconds East 152.32 feet to a point in line of lands of Samuel John Coursen; thence by lands of Samuel John Coursen and crossing S.R. 2006 (Cherry Valley Road) the following four (4) courses and distances:

(1) South 89 degrees 51 minutes 55 seconds East 97.82 feet to a point;  
(2) South 78 degrees 54 minutes 55 seconds East 99.12 feet to a point;  
(3) South 83 degrees 16 minutes 20 seconds East 141.11 feet to a point; and  
(4) South 71 degrees 01 minute 20 seconds East 77.55 feet to a point in S.R. 2006 (Cherry Valley Road);

thence in said road South 15 degrees 24 minutes 55 seconds East 0.11 feet to a point; thence in the same South 64 degrees 56 minutes 06 seconds West 58.73 feet to a point; thence in and along said road and by lands of The Cherry Valley Cemetery Association the following four (4) courses and distances:

(1) South 64 degrees 24 minutes 27 seconds West 72.31 feet to a point;  
(2) South 64 degrees 58 minutes 29 seconds West 74.25 feet to a point;  
(3) North 24 degrees 37 minutes 50 seconds West 2.53 feet to a point; and  
(4) South 67 degrees 23 minutes 10 seconds West 165.00 feet to an iron pin;

thence leaving said road by lands of the Cherry Valley Cemetery Association South 22 degrees 36 minutes 50 seconds East 100.00 feet to the place of Beginning.

CONTAINING 1.469 acres, more or less.

SUBJECT to the rights of the public in and to that portion of the above-described premises which lies within the right-of-way of S.R. 2006 (Cherry Valley Road).

Parcel 1-B: BEGINNING at a point in the northerly line of lands of Samuel John Coursen, from which point at the end of the fifth course (North 03 degrees 01 minute 40 seconds East 152.32 feet) of Parcel 1-A above described bears South 03 degrees 01 minute 40 seconds West distant 20.03 feet; thence by lands of Karen Larsen North 03 degrees 01 minute 40 seconds East 355.57 feet to an iron pin; thence by lands of Stroudsmoor, Inc. North 88 degrees 32 minutes 43 seconds East 186.45 feet to an iron pin; thence by lands of John Stasa, et al. the following three (3) courses and distances:

(1) South 17 degrees 06 minutes 42 seconds East 406.07 feet to an iron pin;  
(2) North 74 degrees 38 minutes 10 seconds East 65.85 feet to an iron pin; and  
(3) South 15 degrees 24 minutes 55 seconds East (passing over an iron pin at 45.55 feet) 48.57 feet to a point on the northwesterly line of S.R. 2006 (Cherry Valley Road);

thence leaving said road by lands of Samuel John Coursen the following four (4) courses and distances:

(1) North 71 degrees 01 minute 20 seconds West 66.01 feet to a point;  
(2) North 83 degrees 16 minutes 20 seconds West 142.49 feet to a point;  
(3) North 78 degrees 54 minutes 55 seconds West 100.28 feet to a point; and  
(4) North 89 degrees 51 minutes 55 seconds West 98.72 feet to the place of BEGINNING.

CONTAINING 2.202 acres, more or less.

Parcel 1-A and 1-B are to be considered as one lot and neither part may be conveyed separately or apart from the other without Township approval.

TOGETHER WITH the free and uninterrupted use, liberty and privilege of, and passage in and along, two certain private roadways twenty feet wide as set forth in Deed Book Volume 163, page 599, which private roadways are depicted on the aforesaid map as being between Parcel 1A and Parcel 1-B and are defined by the name Samuel John Coursen.

TITLE TO SAID PREMISES VESTED IN Michael J. Curry, by Deed from Michael J. Curry and Jami S. Curry, dated 07/20/2010, recorded 07/21/2010 in Book 2373, Page 5618.

TAX CODE: 17/8/1/52-1  
TAX PIN: 17720900190549

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: MICHAEL J. CURRY A/K/A  
MICHAEL J. CURRY SR.**

**JAMI S. CURRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2119 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, county of Monroe and state of Pennsylvania, marked and designated as lot number 21, 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 page 69.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Thomas Stone, by Deed from Frank Kupper and Splendora Kupper, h/w, dated 05/16/2000, recorded 06/13/2000 in Book 2080, Page 17.

TAX CODE: 20/3B/1/53

TAX PIN: 20632102966961

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2125 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

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

BEGINNING at an iron pin set for a corner four hundred forty-nine (449) feet Northeast from an iron pin on the west side of the road leading from Jonas to Albrightsville; THENCE, North thirty-four degrees thirty-five minutes West, two hundred twenty-five and six-tenths feet to an iron pin; THENCE, along Jonas Creek North thirty-nine degrees thirty-seven minutes East, one hundred three and nine-tenths feet to an iron pin; THENCE, South thirty-four degrees thirty-five minutes East, two hundred fifty-three and eight-tenths feet to an iron pin; THENCE, South fifty-five degrees twenty-five minutes West, along a twelve-foot-wide roadway set aside for entrance and egress from the road leading from Jonas to Albrightsville, one hundred feet to the place of beginning, BEING LOT NO. 5 as shown on plan of lots surveyed by A.M. Haas on July 15, 1954.

TITLE TO SAID PREMISES VESTED IN Edward E. Bonser and Mercedes O. Bonser, h/w, by Deed from Charles S. Davis, a single man, dated 05/10/2007, recorded 05/24/2007 in Book 2306, Page 1951.

TAX CODE: 13/10/1/8

TAX PIN: 13631004800536

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MERCEDES O. BONSER

**A/K/A MERCEDES ORTEGA-BONSER**

**EDWARD E. BONSER**

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

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

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

Sheriff's Office

## MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2188 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcels or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 11, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page(s) 67 and 69.

BEING THE SAME PREMISES which Cranberry Hill Corporation, by deed dated 10/09/2007 and recorded 10/10/2007 in Book 2318 Page 3208 conveyed to Carlo S. Scrofano.

Pin #: 17639201381551  
Tax Code #: 17/15A/1/108

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLO S. SCROFANO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2254 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot #D-18 of Laurel View Village of Pocono Farms as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, Page 121.

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

TITLE TO SAID PREMISES VESTED IN Jay S. Avnet, by Deed from Kenneth G. Bell, dated 12/28/2005, recorded 12/07/2005 in Book 2250, Page 7778.

TAX CODE: 03/8A/1/129

TAX PIN: 03635702571591

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

**JAY S. AVNET**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2300 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 384, Section G as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book no. 19, at Pages 11, 17 and 19.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title. TITLE TO SAID PREMISES VESTED IN Gary Kotlyar from Brent J. Edwards, by QuitClaim Deed, dated 08/20/2007 and recorded 08/21/2007 in Book 2314 Page 2166 Instrument # 200731916.

TAX CODE: 03/8D/1/357

TAX PIN: 03635809274041

## MONROE LEGAL REPORTER

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

**GARY KOTLYAR**

VICTORIA KRISTAL-KOTLYAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

MEREDITH WOOTERS, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2302 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot being Number 45, Unit 1 on map of Section 12 Lake Naomi, Pocono Pines, **Tobhyanna Township**, Monroe County, Pennsylvania and recorded in Plot Book No. 14 page 29, in the Monroe County Recorder's Office. EXCEPTING and reserving all mineral and mining rights heretofore conveyed by the Grantors' predecessors in title.

TITLE TO SAID PREMISES VESTED IN Silvio J. Scaglione, Jr., and Amy J. Scaglione, by Deed from Jeffrey A. Laine and Marianne T. Laine, a/k/a Marian T. Laine, h/w, dated 10/06/2006, recorded 10/13/2006 in Book 2284, Page 1949.

TAX CODE: 19/5F/2/47

TAX PIN: 19633504630073

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SILVIO J. SCAGLIONE, JR.

**AMY J. SCAGLIONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ROBERT W. CUSICK,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2378 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

### LEGAL DESCRIPTION

All that certain lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, more particularly described as Lot 41, Section L, as shown on a map or plan of A Pocono Country Place, recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 24, Pages 7, 9 and 11. TITLE TO SAID PREMISES VESTED IN Norval Dennis, by Deed from U.S. Bank, N.A., as trustee for the registered holder of asset backed certificates, series 2005-HE4 by their attorney-in-fact, Ocwen Loan Servicing, LLC, specially constituted by power of attorney, dated July 25, 2005 and to be recorded forthwith, dated 07/28/2008, recorded 09/18/2008 in Book 2342, Page 1867.

TAX CODE: 03/9B/2/89

TAX PIN: 03635919616706

### SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

**NORVAL 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

MELISSA J. CANTWELL,

ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, Feb. 14

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2383 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in **Coolbaugh Township**, County of Monroe, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lots 42ABC, Block A-114 as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section 5, Tobyhanna Township, Monroe County, Pennsylvania dated March 1965 scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 12, Page 19 on December 16, 1968

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

TITLE TO SAID PREMISES VESTED IN Paula Boul Stewart, by Deed from Alex Bren and Faina Bren, dated 07/23/2003, recorded 01/09/2004 in Book 2179, Page 715.

TAX CODE: 19/17C/1/90

TAX PIN: 19539607784657

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAULA BOUL STEWART**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2384 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

TRACT NO. 1:

ALL THE FOLLOWING described lot or parcel of land situate, lying, and being in the Development of Monroe Lake Shores, **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, to wit:

Lot No. 19 and 20 in Block No. 1, Unit 1, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 8A, Page 95, reference being made thereto for a more particular description of the lot or lots herein conveyed.

UNDER AND SUBJECT to all restrictions and conditions which shall be construed as covenants running with the land.

TRACT NO. 2:

ALL THAT CERTAIN lot or parcel of land located in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, as shown on the survey and original plat of Monroe Lake Shores, made by Frederick X. Conrad, Certified Land Surveyor, to wit:

Premises known by reference: Lots 18 through 20, Block 1, Unit 1, Monroe Lake Shores, Middle Smithfield Twp. Monroe County, Pennsylvania.

Lot No. 18 in Block No. 1 of Unit 1, as shown on map recorded in Plot Book 8A, Page 95.

Tract No. 3: Lot No. 17, Block 1, Unit 1, in the Development of Monroe Lake Shores, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 8, Page 175, and Plot Book 8, Page 95.

Tract No. 4: Lot No. 34, Block 2, Unit 1, in the Development of Monroe Lake Shores, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 8, Page 175, and Plot Book 8, Page 95.

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

TITLE TO SAID PREMISES VESTED IN Steven L. Wynings and Susan P. Wynings, h/w, by Deed from Robert Ebner and Joan L. Ebner, h/w, dated 09/23/1993, recorded 09/29/1993 in Book 1911, Page 911. Also vested in Steven L. Wynings and Susan P. Wynings, h/w, by Deed, from Monroe Lake Property Owners' Associations, Inc., dated 08/22/2001 and recorded on 12/20/2001 in Book 2111 Page 3055

TAX CODE: 09/14A/1-1/17; 09/14A/1-1/18, 09/14A/1-1/19; 09/14A/1-2/34

TAX PIN: 09731502857562; 09731502857447; 09731502857319; 09731502858462

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN L. WYNINGS  
SUSAN P. WYNINGS**

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

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

## MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2462 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4832, Section CIIB, according to Plan of Emerald Lakes, prepared by Thomas Tyler Moore, Assoc., Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 16, page 103, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

UNDER AND SUBJECT to covenants, conditions, restrictions, limitations and reservations which appear in Deed Book Vol. 452, page 128.

PARCEL NO. 19/3H/1/68

PIN NO. 19634401353469

Title to said premises is vested in Anna M. Guerrero and Joseph Negrin by deed from Anne McNeill dated July 16, 2004 and recorded August 17, 2004 in Deed Book 2199, Page 4843.

Being Known As: 4832 Clearview Drive, Long Pond, Tobyhanna, Monroe County, PA 18334

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANNA M. GUERRERO  
JOSEPH NEGRIN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

Pennsylvania to 2470 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 212, Subdivision of Lands of Miles Weaver, n/k/a Sterling Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 10, page 83. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN John T. Woods and Emilia Woods, h/w, by Deed from Jerilynn Saalfeld, single, dated 12/19/2001, recorded 01/09/2002 in Book 2112, Page 5275.

TAX CODE: 03/4A/3/39

TAX PIN: 03-6356-02-95-0500

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN T. WOODS  
EMILIA WOODS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2502 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

Beginning at a pipe on the northwesterly side of Shawnee Drive, a corner of Lot No. 318 and Lot No. 319, as shown on 'Map of lots surveyed for Clinton R.

## MONROE LEGAL REPORTER

Alden, Middle Smithfield Township, Monroe County, Pennsylvania, thence along the northwesterly side of Shawnee Drive South 40 degrees 20 minutes West 75 feet to a pipe; thence by Lot 317 North 49 degrees 40 minutes West 150 feet to a point; thence along the intersection of the southerly side of Hiawatha Road with the easterly side of Apache Drive ad by lands of Clinton R. Alden North 40 degrees 20 minutes East 75 feet to a point; thence by Lot No. 319 South 49 degrees 40 minutes East 150 feet to the place of beginning.

Being Lot No. 318 of said map of lots surveyed for Clinton R. Alden.

Excepting and reserving unto the parties of the first part their heirs and assigns, the right to lay a water pipe not to exceed two inches in diameter into and/or through the front ten feet of the above described premises, said pipe to be used for the purpose of carrying water into or through the said above described premises together with free, ingress, egress and regress to an for the said parties of the first part, for the purpose of laying and maintaining said pipe.

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

TITLE TO SAID PREMISES VESTED IN Thomas Scalia and Patricia Scalia, his wife, by Deed from paragon Properties LTD., a Pennsylvania Corporation, dated 09/10/1990, recorded 09/17/1990 in Book 1751, Page 1250.

TAX CODE: 09/4A/1/53

TAX PIN: 09734503117259

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

**PATRICIA SCALIA**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2723 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Pocono, County of Monroe and

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

BEGINNING at an iron pin on the northerly edge of a certain road fifty (50.00) feet in width known as Sycamore Drive, said pin being at the most Southeasterly corner of Lot 70 and the most Southwesterly corner of Lot 71 and shown on a certain map entitled "Final Plan, parcel 2 phase 2, The Woodlands, Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223;

1) thence leaving said road and along Lot 70, North zero degrees fifty minutes forty seconds East (N 00-50-40 E) crossing over a one hundred (100.00) foot wide right of way for Pennsylvania Power and Light Company, four hundred forty six and ninety hundredths (446.90') feet to an iron pin on line with lands of Monroe County Vocational Technical School;

2) thence along the lands of Monroe County VoTech, North sixty five degrees forty three minutes thirty seconds East (N 65-43-30 E) sixty six and ninety six hundredths (66.96) feet to an iron pin, a corner common to Lot 72 and 71;

3) thence along Lot 72, South twenty two degrees twenty one minutes seventeen seconds East (S 22-21-17 E) crossing back over said right of way, four hundred eighty four and fifteen hundredths (484.15') feet to an iron pin in concrete on the northerly side of said Sycamore Drive;

4) thence along said road, on a curve to the right having a radius of three hundred seventy five and zero hundredths (375.00') feet with an arc length of one hundred fifty one and eighty four hundredths (151.84') feet to an iron pin, a point of tangency;

5) thence by the same, North eighty nine degrees nine minutes fifteen seconds West (N 89-09-15 W) one hundred three and sixty two hundredths (103.62') feet to the PLACE OF BEGINNING.

CONTAINING a total of 74705.40 square feet or 1.715 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING THE SAME PREMISES which Pine Ridge Equities, Inc., by deed dated 07/18/1999 and recorded 09/30/1999 in Book 2069 Page 7891 conveyed to David T. Jaeder and Cleo B. Hall.

Pin #: 12-6381-00-18-8716

Tax Code #: 12/90874

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLEO B. HALL**

**DAVID T. JAEDE**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

**PUBLIC NOTICE**



## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 273 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot parcel or piece of land situate in the **Township of Barrett**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 801, Phase I Section 3, Buck Hill Falls, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume Page 61/130.

BEING THE SAME PREMISES which Keith F. Herrmann, by deed dated 11/04/2005 and recorded 11/10/2005 in Book 2247 Page 6227 conveyed to Keith F. Herrmann and Georgia Herrmann, husband and wife.

Pin #: 01638801073317U801

Tax Code #: 01/117818/U801

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGIA HERRMANN KEITH F. HERRMANN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2757 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Middle Smithfield**, County

of Monroe, and Commonwealth of Pennsylvania, being Lot 84, Section 1, Winona 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 9, Page 119.

BEGINNING at a point on the northerly line of Dogwood Lane, a common corner of Lot No. 84 and Lot No. 85; Thence by Lot 85 North 48 degrees 30 minutes 00 seconds West 125 Feet to a point; Thence by the same North 21 degrees 28 minutes 43 seconds East 128.70 Feet to a point on the Southerly line of Kingbird Trail; Thence along the Southerly line of Kingbird Trail on a curve to the Right having a radius of 105 Feet for any Arc length of 41.38 Feet, the Chord Bearing and distance being North 84 degrees 06 minutes 31 seconds East 10.96 Feet to the point of reverse curvature; Thence by the same on a curve to the Left having a radius of 132.21 Feet for an Arc length of 21.49 Feet, the Chord bearing and distance being South 89 degrees 15 minutes 30 seconds East 21.28 Feet; Thence by Lot No. 83 South 3 degrees 52 minutes 26 seconds East 84.26 Feet to a point; Thence by the same South 35 degrees 50 minutes 00 seconds East 99.0 Feet to a point on the Northerly line of Dogwood Lane; Thence along the Northerly line of Dogwood Lane South 62 degrees 04 minutes 25 seconds West 90 Feet to a place of beginning. Containing 19,734 Square Feet, More or Less.

Being Lot No. 84 on the Above Mentioned Plan of Lots.

Being Known As: 84 Dogwood Court, East Stroudsburg, PA 18301

TAX CODE: 9/3F/1/90

PIN NO.: 09734302995103

TITLE TO SAID PREMISES IS VESTED IN Melanie Diaz by deed from Melanie Diaz and Wayne E. Cotten dated 12/23/09 recorded 02/16/10 in Deed Book 2366 Page 7567.

Having been erected thereon a single family dwelling.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2777 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

## MONROE LEGAL REPORTER

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

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

BEGINNING at a found pipe on the east side of a hereinafter described right of way leading southeasterly from Township Route 420, said pipe being the most southerly corner of lands of the Lewis Brink, Sr. Estate, as shown on Plan of Land owned and developed by Salvatore Russo and Anthony Nasti, dated March 18, 1982 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Volume 49, page 107; thence by lands of the said Lewis Brink, Sr Estate (Bearings from a former Magnetic Meridian) NORTH seventy-six degrees twenty-two minutes twenty-five seconds EAST (passing a pipe at three hundred fifty-one and nine one-hundredths feet) six hundred thirty-four and nine one-hundredths feet to a pipe; thence by Lot 3B, about to be conveyed unto Salvatore Russo, as shown on the said Plan of Land, SOUTH thirteen degrees thirty-seven minutes thirty-five seconds EAST (passing a pipe at fifty feet) six hundred nineteen and ninety-eight one-hundredths feet to a pipe on line of lands now or late of Robert F. Bardonnex, et al; thence by lands now or late of the said Robert F. Bardonnex, et al, SOUTH fifty-three degrees thirty-two minutes fifteen seconds WEST three hundred eight and twenty-six one-hundredths feet to a found pipe, the most easterly corner of Lot 2, as shown on the aforesaid Plan of Land; thence by the said Lot 2 NORTH thirteen degrees thirty-seven minutes thirty-five seconds WEST six hundred eighty-nine and sixty-three one-hundredths feet to a pipe; thence by the same SOUTH seventy-six degrees twenty-two minutes twenty-five seconds WEST three hundred fifty-one and nine one-hundredths feet to a point; thence along the east side of the aforesaid right of way NORTH twelve degrees twenty-one minutes fifty-two seconds WEST fifty feet to the place of BEGINNING. CONTAINING four and eight hundred thirty-six one-thousandths (4.836) acres, more or less.

TOGETHER with the full, free and unrestricted right, liberty and privilege of ingress, egress, and regress to and from the aforesaid Township Route 420, of the grantees, their heirs and assigns, in common with the grantors, their heirs and assigns, on the aforementioned right of way over and through a certain strip of land, bounded and described as follows, to wit:

BEGINNING at a point in the said Township Route 420; thence in and along said road NORTH twenty-four degrees and thirty-nine minutes fifty-one seconds EAST fifty and seventy one-hundredths feet to a point, the most westerly corner of Lot 1; thence by the said Lot 1 SOUTH fifty-five degrees forty-seven minutes twenty-five seconds EAST two hundred sixty and thirty-two one hundredths feet to a pipe; thence by the same SOUTH eighty-seven degrees fifty-four minutes fifty-seven seconds EAST one hundred eighty-seven and forty-seven one-hundredths feet to a point on line of lands of the aforementioned Lewis Brink, Sr. Estate; thence by lands of the said Lewis Brink Sr. Estate and by the hereinabove described Lot SOUTH twelve degrees twenty-one minutes fifty-two seconds EAST (passing the BEGINNING corner of the hereinabove described Lot at ninety-three and thirty-five one-hundredths feet) one hundred forty-three and thirty-five one hundredths feet to a point, the sixth corner of the hereinabove described Lot; thence by Lot 2 SOUTH seventy-six degrees twenty-two minutes twenty-five seconds WEST fifty-one and fifty-nine one hundredths feet to a point on line of lands of Craig Smith; thence by Smith's lands NORTH sixteen degrees forty-two minutes, forty-nine seconds WEST one hundred eight and fifty-seven one-hundredths feet to a pipe; thence by the same NORTH eighty-seven degrees fifty-four minutes fifty-seven seconds WEST one hundred fifty-three feet to a pipe; thence by lands of Leonard Whitenour

NORTH fifty-five degrees forty-seven minutes twenty-five seconds WEST two hundred sixty-six and thirty-one one-hundredths feet to the place of BEGINNING.

EXCEPTING and reserving, however, out of and from the hereinabove described Lot, to the grantors, their heirs and assigns, in common with the grantees, their heirs and assigns, a right of way of ingress, egress and regress over and across a certain strip of land bounded and describes as follows, to wit:

BEGINNING at a found iron pipe, the BEGINNING corner of the hereinabove described Lot; thence by lands of the Lewis Brink Sr. Estate NORTH seventy-six degrees twenty-two minutes twenty-five seconds EAST (passing a pipe at three hundred fifty-one and nine one-hundredths feet) six hundred thirty-four and nine one-hundredths feet to a pipe, the second corner of the said hereinabove described Lot; thence by Lot 3B SOUTH thirteen degrees thirty-seven minutes thirty-five seconds EAST fifty feet to a pipe; thence over and across the hereinabove described Lot and by Lot 2 SOUTH seventy-six degrees twenty-two minutes twenty-five seconds WEST (passing a pipe at two hundred eighty-four and ten one-hundredths feet) six hundred thirty-five and nineteen one-hundredths feet to a point, the sixth corner of the hereinabove described Lot; thence along the east side of the hereinabove described right of way from Township Route 420 North twelve degrees twenty-one minutes fifty-two seconds WEST fifty feet to the place of BEGINNING.

SUBJECT to all Easements and Restrictive Covenants as set forth on the aforesaid Plan of Land owned and developed by Salvatore Russo and Anthony Nasti.

TITLE TO SAID PREMISES VESTED IN Kent G. Bostrom and Lorraine Bostrom, h/w and Veronika Reid, (Kent G. Bostrom and Lorraine Bostrom, as tenants by the entirety, and with Veronika Reid, as joint tenants with the right of survivorship, Kent and Lorraine Own 2/3 equity and Veronika has 1/3 equity of property), by Deed from Anthony Nasti and Concetta Nasti, h/w, dated 05/18/2001, recorded 06/01/2001 in Book 2097, Page 4628.

By virtue of the death of Veronika Reid on 12/19/2011, Kent G. Bostrom and Lorraine Bostrom now have full equity in property as tenants by the entirety.

TAX CODE: 02/4/1/4-6

TAX PIN: 02625900657214

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KENT G. BOSTROM**

**LORRAINE BOSTROM**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

## MONROE LEGAL REPORTER

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2884 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN Lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1941, Section 4 of Pocono Farms East as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, Page 119.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

BEING the same premises which Christine Brudermann, by Deed dated August 22, 2008 and recorded in the Office of the Recorder of Deeds of Monroe County on September 16, 2008 in Deed Book Volume 2342, Page 343, granted and conveyed unto Janice Cello.

TAX CODE: 3/4D/1/249

PIN #03636601177301

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2884 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, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 306 of Whispering Glen as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume No. 56 at page No. 63. UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Saleem Abdus-Sabur and Debra L. Abdus-Sabur, his wife, by Deed from John Ramirez and Ada N. Garces, nrm Ada N. Ramirez, his wife, dated 11/22/2005, recorded 11/28/2005 in Book 2249, Page 2335.

TAX CODE: 03/4C/2/29

TAX PIN: 03635602985067

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBRA L. ABDUS-SABUR SALEEM ABDUS-SABUR**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 296 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 14, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same in duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania's Plat Book Volume 31 Page 69. Being known as 14 B Somerset Drive aka Lot 14 Section B Penn Estates, East Stroudsburg, PA 18301.

BEING the same premises which Patriot Financial, INC., A Delaware Corporation, by Deed dated October 24, 2007 and recorded in the Monroe County

## MONROE LEGAL REPORTER

Recorder of Deeds Office on November 2, 2007 in Deed Book 2320 page 1686, granted and conveyed unto Wilfredo Torres and Irene Torres, husband and wife.

Tax ID #: 17/15A/1/105

Pin No. 17639201381810

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

IRENE TORRES

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHRISTOPHER A. DENARDO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3009 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot being No. 26, Unit 2 on a Map of Section 7, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 18, Page 67, in the Monroe County Recorder's Office.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Deed Book 1087, Page 280 and specifically SUBJECT to the covenants and conditions with regard to the rights and obligations pertaining to the 940 Sewage Association set forth in Deed Book 1087, Page 280.

TITLE TO SAID PREMISES VESTED IN Patricia E. Barber, by Deed from Helen Burkhart, married woman, dated 10/31/2001, recorded 11/05/2001 in Book 2108, Page 530.

TAX CODE: 19/5F/1/8-23

TAX PIN: 19633504534043

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICIA E. BARBER

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

JOHN MICHAEL KOLESNIK, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31, Feb. 7, Feb. 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3106 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at a point of curvature on the Northerly sideline of Koerner Road (Township Route 559)(formerly 33 feet wide, and now widened an additional 8.5 feet), said point being located North 56°20' East of the intersection of the Easterly sideline of Devil's Hole Road (Township Route 561)(formerly 33 feet wide and now widened an additional 8.5 feet), a distance of 45.69 feet being the point of beginning, as shown on "Final Plan for proposed Minor Subdivision, Subdivider: Joel Hahn, Paradise Township, Monroe County, Pennsylvania, by VEP Associates, latest revised date 9/13/1988" and extending; thence

- 1) On a curve to the right, with a radius of 30 feet, an arc distance of 59.38 feet to a point of tangency on the said Easterly sideline of said Devil's Hole Road; thence
- 2) North 10°15' West, along said Easterly sideline of said Devil's Hole Road, a distance of 87.45 feet to a point; thence
- 3) North 63°39' East, a distance of 25.48 feet to a point; thence,
- 4) North 42°37' West, a distance of 37.36 feet to a point on the Easterly sideline of said Devil's Hole Road; thence,
- 5) North 6°13' West, along said Easterly sideline of Devil's Hole Road, a distance of 90.02 feet to a point and common corner of Lot No. 2 as shown on the above referenced plan; thence,
- 6) North 83°47' East, along said line of said Lot 2, a distance of 220 feet to a point and common corner of Lot 4 as shown on the above referenced plan; thence,
- 7) South 40°11'44" East, along said line of said Lot 4, a distance of 131.91 feet to a point on the Northerly sideline of Koerner Road; thence,
- 8) On a curve to the right, with a radius of 500 feet, along the said Northerly sideline of said Koerner Road, an arc distance of 56.98 feet to a point of tangency; thence,
- 9) South 56°20' West, still along the said Northerly sideline of said Koerner Road, a distance of 221.56

## MONROE LEGAL REPORTER

feet to the point and place of BEGINNING. CONTAINING 1.153 acres, more or less. UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions recorded in Monroe County, Pennsylvania in Record Book 1650, Page 677.

BEING THE SAME PREMISES WHICH Bernice Racano, a married woman, by Deed dated 2/1/2004 and recorded 2/20/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2182, Page 3661, granted and conveyed unto Bernice Racano and Frank Racano a/k/a Frank N. Racano Jr., wife and husband.

IMPROVEMENTS: Residential property.

TAX CODE NO. 11/116898

PIN #11637603000894

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BERNICE RACANO FRANK RACANO**

**A/K/A FRANK N RACANO 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  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3413 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

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

BEGINNING at an iron on the southerly line of Poulos Court, said iron being the most westerly corner of Lot 5 as shown on map entitled, "Final Plan, Subdivision Lands of Paul and Anne Poulos", dated September 26, 1990 and revised January 8, 1991; thence along Lot 5, S 16 degrees 43 minutes 30 seconds E (a radial line to the second hereinafter described curve) 140.00 feet to an iron; thence along the same, S 73 degrees 16 minutes 30 seconds W 30.00 feet to an iron; thence along the same, S 20 degrees 33 minutes 39 seconds W 56.93 feet to an iron in line of lands of Anastasios and Helen Darsinos as shown on

said map; thence along said lands of Anastasios and Helen Darsinos, N 69 degrees 26 minutes 21 seconds W 165.31 feet to an iron, the southeasterly corner of Lot 7 as shown on said map; thence along Lot 7, N 33 degrees 05 minutes 35 seconds E (a radial line to the first hereinafter described curve) 188.07 feet to an iron on the southerly line of Poulos Court; thence along the southerly line of Poulos Court in a southeasterly direction on a curve to the right having a radius of 125 feet an arc length of 12.84 feet to an iron, a point of curvature; thence along the same on a curve to the left having a radius of 60 feet an arc length of 53.52 feet to the place of BEGINNING. Containing 0.567 Acre, more or less.

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

TITLE TO SAID PREMISES VESTED IN R. Ceceil McKay-Villafana and Dario Villafana, h/w, by Deed from Adam McCormack and Josephine McCormack, h/w, dated 08/23/2002, recorded 08/27/2002 in Book 2129, Page 9419.

TAX CODE: 17/90382

TAX PIN: 17-7300-13-14-0865

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARIO VILLAFANA R. CECEIL MCKAY-VILLAFANA**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3490 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, being Lot No. 978, Section F, according to plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 24 at Page 47.

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

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES VESTED IN Josedantes Baez and Magdalena DelValle, h/w, by Deed from Raintree Home, Inc., a Pennsylvania Corporation, dated 08/24/2001, recorded 08/29/2001 in Book 2103, Page 4731.

TAX CODE: 19/3D/1/9

TAX PIN: 19634401185234

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEDANTES BAEZ MAGDALENA DEL VALLE

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3493 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message and lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 903, Section A, as shown on Plotting of POCONO FARMS, INC., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss' and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, page 193.

BEING THE SAME PREMISES which St. Joseph's Chapel, a not-for-profit New York Corporation, by Deed dated April 27, 2004 and recorded May 6, 2004 in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book 2189, page 3080, granted and conveyed unto Nestor Manuel La Rosa, the Grantor herein, in fee.

UNDER AND SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements as appear in Deed Book Volume 353, Page 361.

PARCEL IDENTIFICATION NO: 3/7A/1/54,

MAP #: 03-6357-04-64-7119

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Nestor Manuel La Rosa, single and Luz Perez, single, as joint tenants with right of survivorship, by Deed from Nestor Manuel La Rosa, single, dated 04/11/2006, recorded 04/17/2006 in Book 2264, Page 2489.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NESTOR MANUEL LAROSA AND LUZ 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  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3560 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the road leading from Spragueville Road to the Cherry Lane Road; thence along said road, North eighty five degrees West two hundred sixty five feet to an iron; thence by other lands of Frank Van Vliet, North two and one-half degrees West two hundred seventy five feet to a stone; thence by the same North eighty three degrees East two hundred sixty four feet to a stone; thence by the same South two and one-half degrees East three hundred twenty two feet to the place of BEGINNING.

Excepting and Reserving thereout and therefrom conveyance from Nellie M. Van Vliet, widow, to Marshall A. Phillips and Paula C. Phillips, his wife, by deed dated August 12, 1972, and recorded in the aforesaid Recorder's Office in Deed Book Volume 423, Page 670, for a tract of land containing 37,056.928 square feet.

BEING known and numbered as 491 Hallet Road, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES WHICH John Langley and Debra Langley, by deed dated November 20, 2009 and recorded December 2, 2009 in and for Monroe County, Pennsylvania, in Deed Book Volume 2363, page 5523, granted and conveyed unto John K. Langley and Deborah A. Langley, as tenants by entirety.

TAX CODE: 17/15/2/36

PIN NO: 17639202879689

SEIZED AND TAKEN IN EXECUTION AS THE

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3611 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Ross**, County of Monroe, and Commonwealth of Pennsylvania, Being Lot No. 48, Section 2, Spring Valley Farms at Ross,, as recorded in Plot Book 70, Pages 32 & 33.

PARCEL NO. 15/90694  
PIN NO. 15624700733275

Title to said premises is vested in Ralph Giordano and Nancy Giordano, husband and wife, by deed from Deck Creations, Inc., a Pennsylvania Corporation dated March 22, 2002 and recorded March 27, 2002 in Deed Book 2118, Page 3848. Being Known As: 48 Stacia Way, Saylorsburg, Ross, Monroe County, PA 18322

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RALPH GIORDANO  
NANCY GIORDANO**

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

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

unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3650 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 9, Section No. 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 the covenants, conditions and restrictions in Deed Book Vol. 1036, Page 239. BEING known as Parcel Identification No. 03/8C/1/52.

BEING the same premises which Francis J. Wheeler and Joyce E. Wheeler, his wife, by Deed dated September 21, 2001 and recorded September 25, 2001 in Monroe County in Instrument Number 200157602, granted and conveyed unto John G. Faramelli and Rita M. Faramelli, his wife.

BEING the same premises which became vested in the Mortgagor herein by deed of John G. Faramelli and Rita M. Faramelli, his wife, dated April, 2005 and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Monroe County.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL J. MCCAFFERTY  
AND BRIAN MCCAFFERTY**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EVERETT K. SHEINTOCH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **PUBLIC NOTICE**

## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3670 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania being Lot/Lots No. 269, section F, as shown on map of A Pocono Country Place on file in the Recorder's office at Stroudsburg, Pennsylvania, in plot Book Volume 19, Pages 11, 13 and 15.

TITLE TO SAID PREMISES VESTED IN Delmus Rowley, by Deed from Unlimited Solutions Realty, LLC, dated 08/14/2009, recorded 08/19/2009 in Book 2358, Page 5798.

TAX CODE: 03/8C/1/141

TAX PIN: 03635814333262

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3682 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, Monroe County, Pennsylvania, being Lot No. 159, Section Seven, as

shown on 'Plotting of Sierra View,' Chestnuthill Township, Monroe County, Pennsylvania, made by VEP and Associates and recorded in Monroe County, Pennsylvania, in Plot book No. 61, Page 212.

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

TITLE TO SAID PREMISES VESTED IN Raymond W. Cappola, single, by Deed from Dynasty Custom Homes, Inc., dated 02/28/2002, recorded 03/05/2002, in Book 2116, Page 7063.

TAX CODE: 02/117065

TAX PIN: 02633103427017

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAYMOND W. CAPPOLA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK, ESQUIRE

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31, Feb. 7, Feb. 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3722 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel of piece of land situate in the **Township of Price**, County of Monroe and Commonwealth of Pennsylvania, being Lot 2513 Plotting IV, Timber Hill, 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 14, page 55.

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

TITLE TO SAID PREMISES VESTED IN Clyde J. Freeman and Denise Freeman, h/w, by Deed from Christian Charity Foundation, dated 09/02/2011, recorded 09/06/2011 in Book 2391, Page 1147.

TAX CODE: 14/8B/1/82

TAX PIN: 14639503340350

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLYDE FREEMAN  
DENISE FREEMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in



## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3786 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel of land OR LOT #32, Pocono Vacation Lands, situate in the Township of Chestnuthill, County of Monroe, Pennsylvania, bounded and described as follows, to wit BEGINNING at a iron pin on the easterly side of Leisure Drive and being North 7 degrees 08 minutes 02 seconds E220.00 feet from the northeast corner of Township Road No. 445 and said Leisure Drive, thence along the Easterly side of the same North 7 degrees 08 minutes 02 seconds E 90.77 to an iron pin and by a curve to the left with a radius of 120.00 feet a distance of 9.24 feet to an iron pin, thence along the southerly side of Lot #31 South 82 degrees 51 minutes 58 seconds East 416.78 feet to an iron pin, thence along lands of William Baumgartner South 9 degrees 09 minutes 52 seconds West 100.06 feet to an iron pin, thence along the northerly side of lot #33 North 82 degrees 51 minutes 58 seconds West 412.88 feet to the place of BEGINNING. CONTAINING 41,465 Sq. feet more or less.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Andrew H. Smith and Christine A. Smith, h/w, by Deed from Anthony P. Novak and Leslie P. Novak, h/w, date 10/05/2007, recorded 10/11/2007 in Book 2318, Page 4248.

TAX CODE: 02/11/2/17

TAX PIN: 02623802558742

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

**ANDREW H. SMITH, A/K/A**

**ANDREW SMITH**

**CHRISTINE A. SMITH A/K/A**

**CHRISTINE 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  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3788 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THE FOLLOWING lot situate in the Township of Jackson, County of Monroe, and State of Pennsylvania being shown and designated as lot 5 on a certain map entitled 'Final Plan; Valley View II' Jackson Township, Monroe County, Pa' Scale: 1 inch=100 feet; May 1983' as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa., said map being recorded in Monroe County Plat Book Volume 52 on Page 95 on September 13, 1983 and being more particularly described as follows:

BEGINNING at an iron pipe on the southerly side of L.R. 45095 (Neola Church Road) as shown on the above captioned map, a corner common to lots 5 and 6; thence, (1) along the Southerly side of said road North 81 degrees 47 minutes 00 second East 64.14 feet to a point; thence (2) along the same in an easterly direction on a curve to the left having a radius of 1769.16 feet, an arc distance of 76.05 feet to an iron pipe, a corner common to lots 4 and 5; thence (3) leaving said road and along said lot 4 south 10 degrees 40 minutes 47 seconds East 278.62 feet to an iron pipe on line of Lot 8, a corner common to lots 4 and 5; thence, (4) along said lot 8 and along lot 7 South 66 degrees 57 minutes 18 seconds West (passing over an iron pipe at 54.57 feet) 157.38 feet to an iron pipe, a corner common to lots 5 and 6; thence, (5) along said lot 6 North 08 degrees 13 minutes 00 second West 317.00 feet to the point of BEGINNING. CONTAINING 1.000 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Manuel Kuboyama, by Deed from John J. Kurant and Laurie L. Kurant, dated 12/19/2003, recorded 01/07/2004 in Book 2178, page 7762.

TAX CODE: 08/2/3/5

TAX PIN: 08626903049337

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

**A/K/A MANUEL A. KUBOYAMA**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3832 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

Beginning at a point on the westerly line of Park Drive, a common corner of Lot #16 and Lot #15 as shown on plan titled "Section 1" Eastern Pocono Park, Eastern Pocono Park, Inc., Owner and developer Middle Smithfield Township, Monroe County, PA., Dated May 29, 1969, Prepared by Edward C. Hess Associates" on file in the Recorder's Office, Stroudsburg, PA in Plot Book #12, Page #141; Thence along Lot #15 South 80 degrees 13 Minutes 35 seconds west 208.24 feet to a point; Thence by Lands of Mary to Mader North 16 degrees 30 minutes 00 seconds West 202.88feet to a point; Thence by Lot #17 South 70 degrees 20 minutes 04 seconds East 284.94 feet to a point on the Westerly line of Park Drive; Thence along the Westerly line of Park Drive on a curve to the left having a radius of 125.00 feet, for an arc length of 64.23 feet the chord bearing and distance being South 4 degrees 56 minutes 45 seconds West 63.52 feet to the Place of Beginning. Containing 29,958 Square Feet more or less.

Being Lot #16 on the above mentioned plan. The improvements thereon being commonly known as 496 Winona Lakes.

Being the same Lot or Parcel of ground which by Deed dated June 24, 2002 and recorded among the Land Records of Monroe County in Book 2125 Page 4110 was granted and conveyed by One Stop Realty, Inc., unto YUN SUP RO and Young Soon Ro, Husband and Wife.

BEING KNOWN AS: **498 Winona Lakes, East Stroudsburg, PA 18301**

TAX CODE: **9/6B/2/34**

TAX PIN: **09733404543788**

Title to said premises is vested in Yun Sup Ro and Young Soon Ro, husband and wife By Deed from

One Stop Realty, Inc., Pennsylvania Corporation Dated 06/24/2002 Recorded 06/28/2002 in Deed Book 2125 Page 4110.

Having been erected thereon a Single Family Dwelling.

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

**YOUNG SOON RO**

**YUN SUP RO**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3859 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, County of Monroe, Pennsylvania, being Lot No. 60, Section D, as 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 Plat Book Volume 32, Pages 115, 117, 119 and 121.

TITLE TO SAID PREMISES VESTED IN Tyrone I. Sutton, by Deed from Sonia C. Severe and Fequiere F. Severe, wife and husband, dated 09/20/2005, recorded 09/28/2005, in Deed Book 2241, page 7021.

TAX CODE: 17/15C/1/186

TAX PIN: 17639201097081

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TYRONE I. SUTTON**

**A/K/A TYRONE IVAN SUTTON**

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

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3982 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 17, Section Three, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania in Plot Book No. 18, page 19.

TITLE TO SAID PREMISES VESTED IN Thomas F. Martini, Jr. and Raemonda Martini, by Deed from Thomas F. Martini, Jr., dated 07/31/2007, recorded 08/08/2007 in Book 2313, Page 816.

TAX CODE: 09/4C/3/20  
TAX PIN: 09734403316156

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THOMAS F. MARTINI, JR RAEMONDA MARTINI**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

PUBLIC NOTICE

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4026 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, designated as Lot 12, Block 1 on a map of the Mushroom Farm as recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book 24, at page 43, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of Jackson Drive, also being a corner of Lot 11, Block 1; thence south eighty-two degrees, twenty-eight minutes, fifty-eight seconds East (S 82°28'58" E) along line of Lot 11 for 222.25 feet to an iron pin in line with Lot 16, Block 1; thence South seven degrees, thirty-one minutes, two seconds West (S 01°31'02" W) along line of Lot 16 for 90.00 feet to an iron pin in the edge of Lot 13, Block 1; thence North eighty-two degrees, (twenty-eight minutes, fifty-eight seconds West (N 82°28'58" W) for 222.25 feet along line of Lot 13 to an iron pin in Jackson Drive; thence North seven degrees, thirty-one minutes, two seconds East (N 07°31'02" E) along Jackson Drive for 90.00 feet to the point of beginning.

CONTAINING 0.459 acres.

BEING THE SAME PREMISES which Leonard Hoffman and Rosalia Hoffman, husband and wife, by deed dated 04/02/2004 and recorded 04/08/2004 in Book 2186 Page 6590 conveyed to George C. Bercier and Mary Jane Bercier, husband and wife.

Pin #: 03635602967239  
Tax Code #: 03/4A/2/13

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARY JANE BERCIER GEORGE C. BERCIER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4034 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 81, Section B, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Page 77 and 79.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Josefa Pena, single, and Aaron Perez and Maribel Perez, husband and wife, by deed from JOSEFA PENA, SINGLE, dated August 24, 2005 and recorded September 1, 2005 in Deed Book 2238, Page 4094. Being Known As: 808 Clover Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

TAX CODE: 03/3B/2/63  
TAX PIN: 03635820919047

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

**Josefa Pena  
Aaron Perez  
Maribel 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  
BRIAN T. LAMANNA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4048 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 172, Section L as shown on Map of A Pocono Country Place, on file in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 24 at Pages 7, 9, and 11.

UNDER AND SUBJECT to all coal, gas, oil or other mineral, mining or lease rights and all rights incidental thereto, any and all rights of way, easements, building lines, building restrictions, estates, covenants and conditions granted, excepted, reserved, leased or established by prior instruments of record and/or as shown on any recorded plan, if any, and/or as are apparent from an inspection of the premises and subject further to any applicable zoning and occupancy ordinances and regulations of the city, if any, in which the premises herein conveyed are located.

UNDER AND SUBJECT to certain Restrictions of record.

TITLE TO SAID PREMISES VESTED IN Muhammad Bukhtiar, a married man, by Deed from Household Finance Consumer Discount Company, dated 03/13/2006, recorded 04/28/2006 in Book 2265, Page 8027.

TAX CODE: 03/9D/1/338  
TAX PIN: 03635916823527

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4059 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 140, Section C, as shown on map of A Pocono Country Place on file in the Recorder's Office

## MONROE LEGAL REPORTER

at Stroudsburg, Pennsylvania, in Plot Book No. 18, pages 63 and 65.

**BEING THE SAME PREMISES WHICH** Wanda Marie Harris, Priestler, a single person, by Deed dated 5/10/2005 and recorded 7/8/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2231, Page 8246, granted and conveyed unto Elvana P. Wellington.

IMPROVEMENTS: Residential property.

TAX CODE NO. 3/8B/1/167

PIN #03635819611828

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4077 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

**ALL THE FOLLOWING** lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 544, Section D, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clause' and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, page 35.

**TITLE TO SAID PREMISES VESTED IN** Christopher Maguire, married, and Jennifer Maguire, his wife, by Deed from Christopher Maguire dated 06/02/2009 in Book 2354, Page 3701.

TAX CODE: 03/7D/1/20

TAX PIN: 03635703443528

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By 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 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lot or piece of ground situate in the **Township of Price**, County of Monroe, and Commonwealth of Pennsylvania, BEING Lot Number 73, Section 2, as shown on a map titled 'Final Plan, Section 2, South Ridge', Recorded May 2, 2002, in Plot Book 74, Page 71.

Under and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

**TITLE TO SAID PREMISES VESTED IN** Miguel Gonzales, from Christopher M. Gonzales and Miguel Gonzales, by Deed, recorded 06/29/2012 in Book 2404 Page 8894.

TAX CODE: 14/96510

TAX PIN: 14730400341191

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIGUEL GONZALES CHRISTOPHER M. GONZALES**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

# MONROE LEGAL REPORTER

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4209 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel, or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot Number 98, Section Number D, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Number 18 at Pages 101, 103 and 105.

**TITLE TO SAID PREMISES VESTED IN** Walter Miller, by Deed from Walter Miller and Margaret Matthews, dated 03/03/2007, recorded 03/19/2007 in Book 2299, Page 5646. By virtue of the death of Walter Miller, Letters Testamentary were granted to Suzanne Wills a/k/a Suzanne Lecca. Decedent's surviving devisee is Suzanne Wills a/k/a Suzanne Lecca.

TAX CODE: 03/8B/2/257

TAX PIN: 03635819714912

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

**SUZANNE WILLS A/K/A SUZANNE LECCA, IN HER CAPACITY AS EXECUTRIX AND DIVISEE OF THE ESTATE OF WALTER S. MILLER, A/K/A WALTER MILLER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4219 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging to the provisions of the Pennsylvania Condominium Act (68 Pa. C.S. d 3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium dated August 9, 1993 and recorded August 18, 1993 in Deed/Records Book Volume 1904, page 508&c., 1st Amendment to the Declaration dated November 4, 1993 and recorded November 5, 1993 in Deed/Records Book Volume 1918, Page 0856 &c., 2nd Amendment to the Declaration dated August 18, 1994 and recorded September 9, 1994 in Deed/Records Book Volume 1970, Page 1794&c., 3rd Amendment recorded in Volume 2026, Page 5093, 4th Amendment recorded in Volume 2042, Page 898, Correction to 4th Amendment recorded in Volume 2044, Page 4647 in the County of Monroe, more particularly described as Unit #50 in said Declaration aforesaid and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided .83333 percent interest in the Common Elements of this Condominium.

**SUBJECT TO** the provisions of the Pennsylvania Condominium Act, the supplements and amendments thereto, and to the conditions, restrictions, covenants, and agreements set forth in the Declaration aforesaid, including the By-Laws of Condominium Association, and any amendments thereto as they may be, from time to time, amended by instruments duly recorded in the Office of the Recorder of Deeds of this County, which constitute covenants running with the land, and shall bind forever any person having, at anytime, any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

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

**TITLE TO SAID PREMISES VESTED IN Christine Oberg from Matthew J. Kleinle and Heather A. Gantz N/B/M Heather A. Kleinle** by Special Warranty Deed dated 04/16/2007 and recorded 04/18/2007 in Book 2302, Page 6463 File # 200715065.

TAX CODE: 05/119119/F1

TAX PIN: 05731117202248

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

**CHRISTINE OBERG**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

# MONROE LEGAL REPORTER

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4281 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN parcel of land situate in Pocono Township, Monroe County, Pennsylvania, BEING shown and designated as Lot 53 on a certain map entitled "Plan of Lots; Pocono Country Estates, Pocono Township, Monroe County, Penna., 1 inch-100 feet, October 1964, as prepared by Monroe Engineering, Inc., Stroudsburg, Penna., said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Penna., in and for the County of Monroe in Plat Book Volume 9 on Page 109 and more particularly described as follows:**

**LOT 53 BEGINNING at a point on the southeasterly side of Rock Crest Drive as shown on the above captioned map, said point being a corner common to Lots 52 and 53, thence;**

- 1) along the southeasterly side of said Rock Crest Drive, South 68 degrees 47 minutes West 90.00 feet to a point, a corner to Lots 53 and 54, thence;
- 2) leaving said road and along said Lot 54, South 21 degrees 13 minutes East, 140.29 feet to a point of line of lands now or formerly of Hrant Sarajian, a corner common to Lots 53 and 54, thence;
- 3) along lands of said Hrant Sarajian, North 65 degrees 04 minutes East, 90.19 feet to a point, a corner common to Lots 52 and 53, thence;
- 4) along said Lot 52, North 21 degrees 13 minutes West, 134.44 feet to the place of BEGINNING.

**CONTAINING: 12,362 square feet, more or less. UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Monroe County Deed Book Volume 844 Page 28.**

**UNDER AND SUBJECT to the perpetual right granted to the owner of Lot 54 to install, repair and maintain a well which is to be located on the above described premises. This right may not be revoked at any time.**

**TITLE TO SAID PREMISES VESTED IN Michael T. Meyn, an individual, by Deed from Omni Properties, Inc., a Pennsylvania corporation, dated 11/17/1992, recorded 11/19/1992 in Book 1859, page 1382.**

**TAX CODE: 12/112063**

**TAX PIN: 12638403432263**

## **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL T. MEYN**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4372 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnut Hill, County of Monroe and State of Pennsylvania, being Lot No. 228, Birch Brier Estates, Section Six, recorded in Plot Book Volume 59, page 147, being described as follows, to wit:**

Beginning at an iron on the easterly side of Poplar Creek Lane, being also a corner of Lot No. 231, Birch Brier Estates, Section Seven, thence along Lot No. 231, N 85 degrees 13 minutes 39 seconds E (Magnetic Meridian) for 266.38 feet to an iron in line of Lot No. 8, Marketing Technology, Inc., Section C-1, thence along Lot No. 8 and Lot No. 9, S 10 degrees 39 minutes 00 second E for 134.00 feet to an iron being also the corner of Lot No. 227, Birch Brier Estates, Section Six, thence along Lot No. 227, S 70 degrees 21 minutes 00 second W for 264.28 feet to an iron, being also a corner of Lot No. 227, thence along Lot No. 227, N 82 degrees 04 minutes 30 seconds W for 69.22 feet to an iron, being also a corner of Lot No. 227 and the easterly side of Poplar Creek Lane, thence along the easterly side of Poplar Creek land for the following two courses and distances: (1) N 07 degrees 55 minutes 30 seconds E for 17.21 feet to an iron; (2) on a curve to the left having a radius of 750.00 feet and an arc length of 166.21 feet to the place of Beginning.

**Containing 1.136 acres, more or less.**

**TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.**

**UNDER AND SUBJECT TO all the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.**

**TITLE TO SAID PREMISES VESTED IN Mira D. Toader, a married woman, by Deed from Richard Branch and Constance Branch, h/w, dated 08/12/2005, recorded 08/31/2005 in Book 2238, Page 1996.**

**TAX CODE: 02/14H/1/28**

**TAX PIN: 02633001369786**

## **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIRA D. TOADER**

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

## MONROE LEGAL REPORTER

Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4399 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being lot or lots No. 136, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 33, Pages 101 and 105.

BEING KNOWN AS: Lot 136/F Penn Estates a/k/a 464 Penn Estates Section F Lot 136, East Stroudsburg, PA 18301

TAX CODE: 1715F/1136

PIN NO.: 07639203044264

TITLE TO SAID PREMISES IS VESTED IN Warren D. Tucker by deed from Eileen Stanley, a married individual and Brenda Muller, a married individual dated 05/01/2004 recorded 06/08/2004 in Deed Book 2192 Page 5778.

Having been erected thereon a single family dwelling, **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WARREN D. TUCKER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4404 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract of land situate in **Coolbaugh Township**, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the southerly sideline of Tepee Trail (40 feet wide), said iron pin being the northerly most corner of Lot 2, Block A-48, Section 9 of Arrowhead Lake, Thence;

South 60 degrees 20 minutes 00 seconds East, along Lot 1, distance of 148.73 feet to an iron pin along the line of Lot 28, Thence;

South 39 degrees 43 minutes 30 seconds West, along Lots 28, 27, 26 and 25, passing an iron pin at 79.95 feet, a total distance of 235.95 feet to an iron pin, Thence;

North 50 degrees 20 minutes 00 seconds West, along Lot 5, a distance of 150.16 feet to an iron pin on the southerly sideline of said Tepee Trail, Thence; North 39 degrees 40 minutes 00 seconds East along the southerly sideline of said Tepee Trail, passing an iron pin at 156.00 feet, a total distance of 187.00 feet to an iron pin at a point of curvature, Thence;

On a curve to the right having a radius of 714.34 feet, along the southerly sideline of said Tepee Trail, an arc length of 48.99 feet to the point and place of beginning.

Being Lots 2, 3 & 4, Block A-48, Section 9 of Arrowhead Lake as shown on a plan entitled 'Minor Subdivision Plan, Arrowhead Lake, Lots 2, 3 & 4, Section 9, Block A-48, prepared by Brian D. Courtright, P.L.S. dated 7/1/2000 and recorded in the Monroe County Courthouse in Plat Book 72, Page 145.

UNDER AND SUBJECT TO covenants, conditions, easements and restrictions which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Matthew Titus and Rosemarie Titus, by Deed from Pocono Resorts Properties, L.P., dated 12/07/2007, recorded 12/18/2007 in Book 2323, Page 5165.

TAX CODE: 03/20B/1/73

TAX PIN: 03630606495773

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW TITUS  
ROSEMARIE TITUS**

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

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



## MONROE LEGAL REPORTER

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4415 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, bounded and described in accordance to survey map of Lot 937, Section F, Emerald Lakes, dated January 11, 2006 described as follows, To Wit:

Beginning at a point in common with Lot 936, Lot 937 and THE right of way lane of Ironwood Court, said point being the South Easterly most corner of Lot 936, as shown on map entitled "Survey Map of Lot 937, Section F, of Emerald Lakes, Dated January 11, 2006.

THENCE along Lot 936 North Eleven Degrees Eleven Feet Fifty-Five Inches West, (N 11 Degrees 11' 55" W), a distance of One Hundred Seventy Three and Thirty Two One-Hundredths Feet (173.32') to an iron pin, Thence Southeast along Lot No. 938, South Seventy Two Degrees thirty-Five Feet Forty Six Inches East, (972 Degrees 35' 46" E), a distance of One Hundred Ninety Two and Seventy Seven One Hundredths Feet (192.77') to an Iron Pin, thence South East Along Parcel "A", South Twenty-Six Degrees, Twenty Six Feet Eight Inches East (S26 Degrees 26' 08" E), A Distance of One Hundred Thirty Nine and Fourteen One-Hundredths Feet (139.14') to an Iron Pin, Thence along the Right of Way Line of Ironwood Court, on a Curve to the Right having a Radius of 186.11 Feet an Arc Length of 185.00' Feet to a Point of Tangency, Thence along the Right of Way of Fifty Feet (50') Radius an Arc length of Thirty-Six Point Sixteen Feet (36.16') to a Point of Tangency, to the place of beginning.

As described in Mortgage Book 2256 Page 566  
Being Known As: 937 Ironwood Court, Long Pond, PA 18334

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Pamela Riley-Robinson, Married and Shakinah Riley-Lavendar, Married, joint Tenants with Right of Survivorship by Deed from Christian Charity Foundation Dated 01-20-2006 Recorded 01-27-2006 in Deed Book 2256 Page 561.

TAX CODE: 19/3D/1/50

TAX PIN: 19634401153667

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

**PAMELA RILEY-ROBINSON  
SHAKINAH M. RILEY-LAVENDER**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4474 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3, section J, A Pocono Country Place, as shown on a plan of lots recorded in the office of the recorder of deeds, in and for the county of Monroe, in plot book volume/page.

TOGETHER with and under and subject to all the rights, obligations, and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Jatram Singh and Natasha Singh, by Deed from John T. Ryan, Jr., dated 07/09/2007, recorded 07/25/2007 in Book 2311, Page 8100.

TAX CODE: 03/9B/1/98

TAX PIN: 03635919519941

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

**JITRAM SINGH  
NATASHA SINGH**

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

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

## MONROE LEGAL REPORTER

unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4497 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN plot or parcel of land, with the dwelling unit now situated thereon, or to be erected thereon, in **Smithfield Township**, designated as Unit B of building site No. 71, being part of North Slope III at Shawnee Mountain, sometimes also known as North Slope IV at North Slope III at Shawnee Mountain, Monroe County, Pennsylvania as those unit and building site designations appear on that certain final lay out Plan entitled 'Shawnee Valley Stage 1-A' recorded in Monroe County Office of the Recorder of Deeds at Stroudsburg, Pennsylvania in File 61-218.

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

TITLE TO SAID PREMISES VESTED IN Mary Rose Baluta, by Deed from Richard F. Baluta and Mary Rose Baluta, dated 11/04/1993, recorded 12/28/1993 in Book 1928, Page 1557.

TAX CODE: 16/119619

TAX PIN: 16733201491177

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARY ROSE BALUTA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4553 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1122, Section 3 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 16, Page 117.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Michael Bason and Cindi Bason, h/w, by Deed from Dominick Victorio and Jean Victorio, h/w, dated 04/16/2002, recorded 04/17/2002 in Book 2119, Page 8299.

TAX CODE: 03/4C/1/94

TAX PIN: 03636601085073

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL E. BASON

A/K/A MICHAEL BASON

CINDI M. BASON

A/K/A CINDI BASON

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 457 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

## MONROE LEGAL REPORTER

CHECK OR CASH  
ALL CERTAIN LOT/LOTS, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 504, Section No. K (ext) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 51, 53 and 55.

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

TITLE TO SAID PREMISES VESTED IN Manuel Rodriguez, by Deed from B.A.T.A., Ltd., dated 04/28/2006, recorded 05/17/2006 in Book 2267, page 8950.

TAX CODE: 03/9F/1/428

TAX PIN: 03635916948047

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MANUEL 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  
MATTHEW BRUSHWOOD,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4603 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 18 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 39B 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 VI Network, Inc., by deed dated December 24, 2007 and recorded on January 29, 2008 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2326, at Page 1297, granted and conveyed unto Colette Allen and Keith Allen.

Being Part of Parcel No. 16/4/1/48-39B and Pin No. 16732102876928B39B

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

**KEITH ALLEN**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4724 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southerly side of Columbia Boulegard, said iron pipe also marking the northeasterly corner of Lot 19; thence along the southerly side of said Columbia Boulevard, North 53 degrees 02 minutes 12 seconds east, 200 feet to an iron pipe; thence along the westerly side of Lot 17, South 36 degrees 57 minutes 48 seconds East, 400.00 feet to an iron pipe; thence along the same, South 54 degrees 49 minutes 48 seconds East, 302.62 feet to a point; thence along land of James A. Cramer, South 21 degrees 55 minutes 00 seconds East, 252.33 feet to an iron pin; thence along land of others, North 70 degrees 00 minutes 00 seconds West, 155.96 feet to a point; thence along the same, South 81 degrees 00 minutes 00 seconds West, 110.91 feet to a point; thence along the easterly side of Lot 19, above mentioned, North 44 degrees 12 minutes 24 seconds West, 351.76 feet to an iron pipe; thence along the same north 36 degrees 57 minutes 48 seconds West, 400.00 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Derrick A. O'Reagan and Naily N. O'Reagan, h/w, by Deed from Edward P. Nezbeth and Ivy M. Whittingham Nezbeth, h/w and Derrick A. O'Reagan and Naily O'Reagan, h/w, as joint tenants with right of survivorship, dated 11/22/2002, recorded 02/26/2003 in Book 2145, Page 8230.

## MONROE LEGAL REPORTER

TAX CODE: 09/9A/2/4  
TAX PIN: 09732304842212

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

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4872 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 41 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 29D 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 William Hussie and Frank J. Smith, by deed dated November 5, 2001 and recorded on January 8, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2112, at Page 4133, granted and conveyed unto Frank J. Smith and Naomi R. Arzal.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

BEING PART OF PARCEL NO.

TAX CODE: 16/4/1/48-29d

TAX PIN: 16732102889116B29D

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

**FRANK J. SMITH AND  
NAOMI R. ARZAL**

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania

JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4872 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the center line of Legislative Route No. 45025 from which a point on the southeasterly corner of lands intended to be conveyed by E. Ruth Coffman to George Smithers, bears North fifty eight (58) degrees fifty three (53 minutes) minutes fifty (50 seconds) seconds West distant fifty one and twenty nine on-hundredths (51.29) feet; thence by lands intended to be conveyed by E. Ruth Coffman to George Smithers North eighteen (18) degrees a eighteen (18 minutes) minutes twenty (20 seconds) seconds East (at 15.24 feet passing a pipe) two hundred ninety and fifty nine one-hundredths (290.59) feet to a pipe; thence by the same South seventy one (71) degrees forty one (41 minutes) minutes forty (40 seconds) seconds East one hundred fifty (150) feet to a pipe; thence by the same South eighteen (18 minutes) minutes twenty (20 seconds) seconds West (at 270.48 feet passing a pipe) two hundred ninety two and seven one-hundredths (292.07) feet to a point in the center line of Legislative Route No. 45025; thence in and along the center line of said Legislative Route No. 45025 the following three courses and distances: 1) North seventy three (73) degrees fifty two (52 minutes) minutes twenty (20 seconds) seconds West ninety seven and twenty six one-hundredths (97.26) feet to a point, (2) North sixty eight (68) degrees thirty two (32 seconds) minutes twenty (20 seconds) seconds West thirty nine and seventy two one-hundredths (39.72) feet, and 3) North fifty eight (58) degrees fifty three (53 minutes) minutes fifty (50 seconds) seconds West thirteen and forty nine one-hundredths (13.49) feet to the place of BEGINNING.

CONTAINING 1.012 acres, more or less.

TOGETHER WITH the right of the grantor, their heirs

## MONROE LEGAL REPORTER

and assigns in common with the right of the grantees, their heirs and assigns, the right of ingress, egress and regress in, over, along and across a right of way having a width of 50 feet described as follows:

BEGINNING at the beginning point of the above described lot; thence along the center line of Legislative Route 45025 North fifty-eight (58) degrees fifty three (53 minutes) minutes fifty (50 seconds) seconds West fifty one and twenty nine one-hundredths (51.29) feet to a point; thence by lands of Harriet Hamblin North eighteen (18) minutestwenty (20 seconds) seconds East (at 20.34 feet passing a pipe) two hundred seventy nine and twenty-three one-hundredths (279.23 feet to a point; thence through lands intended to be conveyed by E. Ruth Coffman to George Smithers South seventy-one (71) degrees forty one (41 minutes) minutes forty (40 seconds) seconds East fifty (50) feet to a pipe; thence along the westerly line of the above described lot South eighteen (18) degrees eighteen (18 minutes) minutes twenty (20 seconds) West (at 275.35 feet passing a pipe) two hundred ninety and fifty nine one-hundredths (290.59) feet to the place of BEGINNING. UNDER AND SUBJECT to the rights of Swiftwater Preserve in and along the creek and upon the premises contained in the deed from Swiftwater Preserve to George Coffman et ux dated May 17, 1948 and recorded in the Office for the Recording of Deeds, etc., as aforesaid in Deed Book Volume No. 165 at Page No. 446.

UNDER AND SUBJECT TO restrictions, covenants, conditions, etc., of record in Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED in Mark Crawford and Johanne Crawford, h/w, as tenants by the entireties, by Deed from Mark Crawford, married, dated 01/09/2009, recorded 02/09/2009 in Book 2348, Page 4396.

TAX CODE: 12/5/11/13-1

TAX PIN: 12637401070597

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

**MARK A. CRAWFORD  
JOHANNE 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  
JOHN MICHAEL KOLÉSNIK,  
Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4872 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 121, The Birches West, Section Three, bounded and described as follows, to wit:

BEGINNING at an iron on the Westerly side of Alan Drive, said iron also being a corner of Lot No. 122, The Birches West, Section Three, thence along the Westerly side of Alan drive, South 20 degrees 57 minutes 35 seconds East (Magnetic Meridian 1978) for 170.00 feet to an iron, thence along Lot No. 120, The Birches West, Section Three, South 69 degrees 02 minutes 25 seconds West for 272.50 feet to an iron, thence along Lots No. 143 and 142, The Birches West, Section Three, North 20 degrees 57 minutes 35 seconds West for 170.00 feet to an iron, thence along Lot No. 122, The Birches West, Section Three, North 69 degrees 02 minutes 25 seconds East for 272.50 feet to the place of beginning.

CONTAINING 1.063 acres, more or less.  
BEING Lot No. 121, Section Three, The Birches West.

The improvements thereon being known as 121 Alan Drive, Effort, PA 18330.

TAX CODE: 2/14F/1/38

PIN NUMBER: 02633002852119

BEING the same premises which Gordon L. Shupp, by deed dated October 16, 2006 and recorded in the Office of the Recorder of Deeds of Monroe County on October 27, 2006, at Deed Book Volume 2285, Page 7760, granted and conveyed unto Thomas L. Sidmore and Jeanine Sidmore.

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

**THOMAS L. SIDMORE AND  
JEANINE SIDMORE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4872 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

# MONROE LEGAL REPORTER

THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the township of Hamilton, county of Monroe and state of Pennsylvania, designated as lot #9, block #3, on a map of Beaver Valley Acres, as recorded in the Office for the Recording of Deeds &c., at Stroudsburg, Pennsylvania in plat book volume 16, page 55, being more particularly described in record book volume 913, page 52.

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

TITLE TO SAID PREMISES VESTED IN Rose M. Hineline, an unmarried woman, by Deed from Rose M. Hineline, an unmarried woman, dated 11/08/2001, recorded 11/15/2001 in Book 2108, Page 6800.

TAX CODE: 07/6/3/10  
TAX PIN: 07628902868974

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

**ROSE M. HINELINE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4888 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.

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

AN UNDIVIDED one-fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in all 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 16B on a certain "Declaration Plan-Phase1 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.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

BEING THE SAME PREMISES which Gunter-Hayes & Associates, LLC, by deed dated October 22, 2009 and recorded on November 30, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2363, at Page 3068, granted and conveyed unto Azariah Simms and Daphne Simms.

BEING PART OF PARCEL NO.

TAX CODE: 16/4/1/48-16B

TAX PIN: 16732102878931B16B

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

**AZARIAH SIMMS**

**DAPHNE SIMMS**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5030 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.

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

ALL THAT CERTAIN unit situate in the Township of Middle Smithfield, designated as Unit Number 52-D of Lower Ridge View Circle at Shawnee Valley, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Aileen Mulero, individual, by Deed from Andres Cruz and Aileen Mulero, father and daughter, dated 08/12/2005, recorded 08/26/2005 in Book 2237, Page 7062.

TAX CODE: 09/96770/52D

TAX PIN: 09733303400148D

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

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5140 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 41 as shown on a plan titled "Subdivision of Rimrock Woods" recorded in the Recorder of Deeds Office in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 48, Page 41 and Plot Book 56, Page 55.

Being also known as Tax I.D. Tax Map I.D. #07-6380-03-5878 and Parcel #7/8B/2/4 in the Recorder of Deeds Office of Monroe County, Pennsylvania.

UNDER AND SUBJECT to restrictions, reservations, prior grants, leases, easements, conditions, covenants and rights of way as contained in prior instruments of record or apparent upon inspection of said property.

Being Known As: 4 Circle Drive, Stroudsburg, PA 18360

TAX CODE: 7/8B/2/4

PIN NO.: 07638003035878

TITLE TO SAID PREMISES IS VESTED IN Debra A. Hernandez by deed from Debra A. Hernandez f/k/a Debra A. Giordano dated 11/10/06 recorded 11/22/06 in Deed Book 2288 Page 3559.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DEBRA A. HERNANDEZ**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 516 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a pipe on the southwesterly side of Flory Road, the northwesterly corner of Lot #11 as shown on a map titled "Plan of Lots for Ruth Flory" Smithfield Twp., Monroe County, PA., dated August 8, 1967, drawn by Edward C. Hess, P.E. and recorded in the Recorder's Office in Stroudsburg, PA., in Plot Book Vol. 11 Page 137.

Thence by Lot #11 South twenty-five degrees thirty-eight minutes forty-eight seconds West one-hundred thirty-three degrees thirty-eight minutes forty-eight seconds West one-hundred thirty-three and no one-hundredths feet to a pipe on the northerly side of a cul-de-sac around the Borough of East Stroudsburg Reservoir;

Thence along the northerly side of said cul-de-sac along a curve to the left having a radius of one-hundred three and no one-hundredths feet for an arc length of sixty-five and sixty-four one-hundredths feet for an arc length of sixty-five and sixty-four one-hundredths feet for an arc length of sixty-five and sixty-four one-hundredths foot, chord bearing and distance being North eighty-two degrees thirty-six minutes thirty-six seconds West sixty-four and fifty-three one-hundredths feet to a pipe at the intersection of the northerly side of said cul-de-sac and the easterly side of Woods Road;

Thence along the easterly side of Woods Road North fifteen degrees West one-hundred thirty-three and fifteen one-hundredths feet to a pipe at the intersection of the easterly side of Woods Road and the southerly side of Flory Road;

Thence along Flory Road along a curve to the right having a radius of two-hundred thirty-six and no one-hundredths feet for an arc length of one-hundred sixty and no one-hundredths feet, chord bearing and distance being South eighty-three degrees forty-six minutes thirty-two seconds East one-hundred fifty-six and ninety-five one-hundredths feet to the point of beginning. Containing 15,006 square feet, more or less. Surveyed and description prepared by Edward C. Hess Associates, February, 1971.

Being Lot #12 as shown on a map titled "Plan of Lots for Ruth Flory" Smithfield Twp., Monroe County, PA., dated August 8, 1967.

Being Known As: 2 Flory Road, East Stroudsburg, PA 18301

TAX CODE: 16/7B/3/24

PIN NO.: 16731101386780

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES IS VESTED IN Trindade Gutierrez, a single person by deed from Vincent J. Barth and Arlene A. Barth, his wife dated 10/27/2005 recorded 11/08/2005 in Deed Book 2247 Page 2163. Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TRINIDADE GUTIERREZ**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ELANA B. FLEHINGER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5247 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message and lot, piece or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, designated as lot no. 469, section no. 1, as shown on a map of a Pocono Country Place in file in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in plot book volume no. 24 at pages 7, 9 and 11.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT to all the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Raymond I. Broussard, by Deed from Patriot Financial, Inc., dated 01/14/2008, recorded 02/25/2008 in Book 2327, Page 8379.

TAX CODE: 03/9D/1/290

TAX PIN: 03635916930838

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAYMOND I. BROUSSARD**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5319 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southerly side of a cul-de-sac having a 50 foot radius known as Golden Oak Court, said pipe being the most north-westerly corner of Lot 11 and common to Lot 10 as shown on a plan of lots entitled, "Golden Oaks", as recorded in the Office of the Recorder, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 50 Page 27; thence along said road, on a curve to the left having a radius of 50 feet with an arc distance of 58.73 feet to an iron pipe, a corner common to Lots 11 and 12, thence leaving said Golden Oak Court and along Lot 12, South 19 degrees, 25 minutes, 13 seconds, East 405.46 feet to an iron pipe, a corner common to Lots 11 and 1 and on line with lands owned now or formerly by James B. Sobers; thence along Lot 1, North 64 degrees, 28 minutes, 30 seconds West 375.56 feet to an iron pipe, a corner common to Lots 1 and 2; thence along Lot 2, North 14 degrees, 54 minutes, 30 seconds, East 134.62 feet to an iron pipe a corner common to Lots 11, 2, and 10; thence along Lot 10 North 47 degrees, 52 minutes, 51 seconds, East 156.68 feet to the place of beginning.

Being Lot 11 as shown on the aforementioned plan of lots.

Containing a total of 1.53 acres more or less.  
Being Known As: 11 Golden Oaks Court, Sciota, PA 18354

TAX CODE: 02/1A/3/11

PIN NO.: 02626804526919

TITLE TO SAID PREMISES IS VESTED IN Lynette C. Williams by deed from Michael J. Grabowski and Denise A. Olson, nbm, Denise A. Grabowski dated 11/23/2001 recorded 12/03/2001 in Deed Book 2109 Page 9285.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LYNETTE WILLIAMS**  
**A/K/A LYNETTE C. WILLIAMS**



## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5333 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot 176, Section F, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, pages 11, 13 and 15.

BEING the same premises which the Tax Claim Bureau of the County of Monroe, Pennsylvania, as Trustee (Jonathan Koszalka), by its deed dated July 31, 2009 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2359, page 5192, granted and conveyed unto Classic Quality Homes, Grantor hereof, in fee.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.  
TITLE TO SAID PREMISES VESTED IN Donna C. Baugham, by Deed from D, E & S Properties Inc., t/a Classic Quality Homes, dated 12/08/2009, in Book 2363, page 9393.

TAX CODE: 03/8C/1/309  
TAX PIN: 03635814444920

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DONNA C. BAUGHAM

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

Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - Jan. 31, Feb. 7, Feb. 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5375 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being lot no. 668, section G, as shown on map of a Pocono Country Place, on file in the recorder's office at Stroudsburg, Pennsylvania, in plot book no. 19 pages 11, 17 and 19.

TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN Igor Edelstien and Diana Novitsky, by Deed from Merab Nozadze, dated 08/26/2005, recorded 09/09/2005 in Book 2239, Page 3365.

TAX CODE: 03/8D/1/37

TAX PIN: 03635813149390

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

DIANA NOVITSKY

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LAUREN R. TABAS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5379 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

Beginning at a corner in the Brodheads Creek, a corner of lands heretofore conveyed by James Besecker and Dora E. Besecker to Leon J. Meyung in Deed Book Vol. 86, page 133; thence by said lands North seventy-five degrees fifty-three minutes East (at 51.18 feet passing over an old pipe on the East bank of said Brodheads Creek) 230 feet to an old pipe; thence by the same South seventeen degrees thirty-five minutes East (at 167.58 feet passing over a pipe) 185 feet to a point in Township Road No. 610 from which an apple tree stump bears North twenty-two degrees thirty-five minutes West distant 16.2 feet; thence in said Township Road No. 610 South seventy-four degrees fifty-five minutes West 127.19 feet to a point the Southeast corner of a certain lot heretofore conveyed by Dora E. Besecker to James Besecker Deed Book Vol. 268, page 200; thence by said lands North fifteen degrees nine minutes West (at 13.24 feet passing over a pipe) 110.25 feet to a pipe; thence by the same South seventy-five degrees thirty minutes West (at 53.62 feet passing over a pipe on the East band of the Brodheads Creek) 106 feet to a point in said Brodheads Creek; thence up said creek in a Northerly direction 79 feet, more or less, to the place of beginning.

TOGETHER WITH AND SUBJECT TO all the rights, privileges, easements, conditions, reservations, covenants, and restrictions of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Eileen C. May, a widow, by Deed from Eileen C. May, mother, a widow and Patricia A. Price, daughter, single, dated 02/08/2013, recorded 02/11/2013 in Book 2415, Page 3888.

TAX CODE: 01/24/1/9

TAX PIN: 01638804638975

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EILEEN C. 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  
JOSEPH E. DEBARBERIE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5410 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 435, Section H, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 21, 23 and 25.

BEING THE SAME PREMISES which Nick Pelligrino, by deed dated 07/02/2007 and recorded 07/13/2007 in Book 2310 Page 6836 conveyed to Warren W. Gallop and Diane T. Gallop, husband and wife.

Pin #: 03635809160643

Tax Code #: 03/8E/1/168

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DIANE T GALLOP WARREN W GALLOP

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5415 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

## MONROE LEGAL REPORTER

### CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 234 Section C, as shown on 'Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante 7 Clauss' and recorded in Monroe County, Pennsylvania in Plot Book No. 11, page 33.

TOGETHER with and under and subject to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights , privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Alba E. Kaszyc, by Deed from Frederica Christenson, dated 04/27/2006, recorded 05/08/2006 in Book 2266, Page 7432.

TAX CODE: 03/7C/1/144

TAX PIN: 03635704512253

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALBA E. KASZYC

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5464 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Site #5, located on Blushingwood Grove as shown on final plans Phase 10B, Blue Mountain Lake, a Planned Development, approved by the Stroud Township Board of Supervisors and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 at Page No. 172 and as may be further defined by 'as built' plans to be filed of record upon completion on said

Manorhome site (The Premises) together with the conditional rights to use the Common Areas of the Blue Mountain Lake Properties and the Yards and Cluster I (Manorhome) Common Areas and Limited Common Areas appurtenant thereto.

UNDER AND SUBJECT to restrictions, covenants, etc. as set forth of record in Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Cecylia Szczeblewski and Marek Szczeblewski, by Deed from Daniel Wright and Jaclyn Wright, h/w, dated 02/23/2006, recorded 03/21/2006 in Book 2261, Page 5201.

TAX CODE: 17/91941

TAX PIN: 17730201484240

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MAREK SZCZEBLEWSKI CECYLIA SZCZEBLEWSKI

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5489 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the townships of Price and Middle Smithfield, Monroe County, Pennsylvania, being Lot 27, Section E, Pocono Highland Lake Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plat Book Volume 60, Page 188.

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

TITLE TO SAID PREMISES VESTED IN Michael B. Bauman and Irene C. Bauman, h/w, by Deed from Michael C. Bate and Lynda L. Bate, h/w, dated 07/19/2004, recorded 07/20/2004 in Book 2196, Page 7788.

TAX CODE: 14/6A/2/42

TAX PIN: 14730402588965

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

## MONROE LEGAL REPORTER

MICHAEL B. BAUMAN  
IRENE C. BAUMAN

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31, Feb. 7, Feb. 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5526 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situated in the **Township of Ross**, County of Monroe and State of Pennsylvania, being Lot No. 10, as shown on a map entitled Final Plan Spring Valley Farms at Ross, Section One, recorded in Plot Book Volume 69, Pages 108 and 109.

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

TITLE TO SAID PREMISES VESTED IN Hector L. Garcia and Lillian Garcia, h/w, by Deed from Deck Creations, Inc., a Pennsylvania Corporation, dated 03/10/1999, recorded 03/11/1999 in Book 2060, Page 9843.

TAX CODE: 15/90480  
TAX PIN: 15624700616778

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HECTOR L. GARCIA LILLIAN 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  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5815 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin on the Southerly right of way line of the public road leading from North Courtland Street, East Stroudsburg to Delaware Water Gap and known as the Franklin Hill Road, said iron pin being the Northwesterly corner of lands of Harry Nace; thence along lands of said Harry Nace, South Ten degrees forty-seven minutes West two hundred eighty-four and eight-tenths feet to an iron pin, the Southwesterly corner of lands of said Harry Nace; thence along lands of the Grantors, of which this lot was formerly a part, North eighty-seven degrees, fifteen minutes West one hundred feet to an iron pipe; thence along the same North Eleven degrees, one minute East three hundred nineteen and seventy-two hundredths feet to an iron pipe on the Southerly right of way line of said Franklin Hill Road; thence along the right of way line of said public road, parallel to and distant twenty feet from the centerline of said public road, on a curve to the right the following two chord bearings and distances (1) South sixty-nine degrees twenty-six minutes East fifty feet to an iron pipe and (2) South Sixty-four degrees, forty-eight minutes East fifty feet to the place of BEGINNING. Containing 0.68 acres, more or less.

UNDER AND SUBJECT to the restrictions, reservations and conditions as set forth in the chain of title.

PARCEL NO. 16/7/2/61

PIN NO.: 16731101284898

Title to said premises is vested in Randy L. Stokes by deed from Edward J. Denny II and Kristina M. Denny, his wife, dated April 22, 2203 and recorded April 25, 2003 in Deed Book 2151, Page 4208.

Being Known As: 106 Independence Road, East Stroudsburg, Smithfield, Monroe County, PA 81301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RANDY L. STOKES LINDA J. STOKES**

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

A schedule of proposed distribution for the proceeds

## MONROE LEGAL REPORTER

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5907 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 1927, Section 4 of Pocono Farms East as shown on Plan of Lots recorded in Plot Book Volume 17, Page 119.

Also being the same premises as described in a survey as follows: All that certain lot or parcel of land situate in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania; Bounded and described as follows to wit: Beginning at an iron pin on the Southeasterly line of Hamlet Drive, being a common corner of Lot No 1927 and Lot No 1926 as shown on a plan of Pocono Farms East, Section IV, as said plan appears of record; Thence by said Lot No 1926 South 41 degrees 05 minutes 47 seconds East 150.000 Feet to an iron pin on common area South 48 degrees 54 minutes 13 seconds West 80.00 feet to an iron pin; Thence along the North-easterly line of a 10.00 feet wide common area North 41 degrees 05 minutes 47 seconds West 150.00 feet to an iron pin on the aforementioned Southeasterly line of Hamlet Drive, Thence along said Southeasterly line of Hamlet Drive North 48 degrees 54 minutes 13 seconds East 80.00 feet of the place of beginning. Containing 12,000 square feet of land. Being Lot No. 1927 as shown on the above-described plan.

Subject restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any. Having erected thereon a dwelling known as 1927 Hamlet Drive, Tobyhanna, PA 18466 a/k/a 3205 Hamlet Drive, Tobyhanna, PA 18466.

Parcel No. 03/4D/1/235  
Pin No. 03636601284136

Being the same premises which Brian Cavanaugh and Susan Cavanaugh by deed dated 10/20/2001 and recorded on 10/26/2011 in the Recorder of Deeds office in Monroe County, Pennsylvania, in Instrument No. 200162084, granted and conveyed unto Susan Gordon.

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 59 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate eighty-nine percent (98%) in the **Township of Polk** and two (2%) in the **Township of Chestnuthill** County of Monroe, and Commonwealth of Pennsylvania, designated as Lot 1, Block 2, on a map of Sunset Ridge (Plotting No. One) recorded in the office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book 27, Page 61, bounded and described as follows, to wit:

Beginning at a point on the edge of and twenty feet from the center of Township Route 439 from Township Route 450 to Effort and point being also a corner of Lot 2; thence, along Lot 2, South seven degrees forty-seven minutes thirty-nine seconds West twenty-eight and fifty-six hundredths feet to a point in line of Plotting 2 of Sunset Ridge; thence along Plotting 2 of Sunset Ridge, North eighty-two degrees twelve minutes twenty-one seconds West one hundred ninety-three and zero hundredths feet to a point on the edge of a forty foot road known as Sunset Drive; thence along Sunset Drive; thence along Sunset Drive, North seven degrees forty-seven minutes thirty-nine seconds East one hundred ninety-eight and fifty-six hundredths feet to a point; thence along the same on a curve to the right with a radius of thirty feet for forty-seven and twelve hundredths feet to a point on the edge of and twenty feet from the center of the above - mentioned Township Route 439; thence along the edge of and twenty feet from the center of Township Route 439, South eighty-two degrees twelve minutes twenty-one seconds East, one hundred sixty-three and zero hundredths feet to the point of beginning.

Taxes are to be paid to Polk Township.  
Being Known As: RR 1 Box 299 Effort (Part in Polk Township 7 part in Chestnuthill Township), PA 18330  
TAX CODE: 13/1/4/2  
PIN NO.: 13623903205136

Title to said premises is vested in Henry Vazquez and Mary Ann Vazquez husband and wife, as tenants by the entireties by deed from Henry Vazquez, married man, joint by Mary Ann Vazquez, his wife dated 12/23/2005 recorded 12/29/2005 in Deed Book 2253

## MONROE LEGAL REPORTER

Page 1555.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: HENRY VAZQUEZ  
MARY ANN 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  
SALVATORE CAROLLO  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6089 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

**ALL THOSE CERTAIN tracts or pieces of land situate  
in the Township of Tunkhannock, County of  
Monroe and State of Pennsylvania, bounded and  
described as follows, to wit:**

The first thereof:

Beginning at a point in the middle of the abounded Wilkes-Barre and Easton Turnpike.

Thence along land now or late of Charles Henning, North sixty-six degrees forty-one minutes and twenty-two seconds East (N 66 degrees 41 minutes 22 seconds E), (passing through an iron pin at twenty-one and four-tenths (21.4 feet) a total distance of five hundred sixteen and ninety one-hundredths (516.90) feet to a stone corner;

Thence along lands now or late of the Tunkhannock Fish Association, South twenty-eight degrees zero minutes and zero seconds East (S 28 degrees 00 minutes 00 seconds E) one hundred sixty-seven and fifty-one one-hundredths (167.51) East to a stone corner;

Thence along land now or late of Mary Klebhan, South fifty-two degrees fifty-seven minutes and fifty-three seconds West (S 52 degrees 57 minutes 53 seconds W), four hundred ninety-nine and thirty-four one-hundredths (499.34) feet to an iron pipe;

Thence along land now or late of Harold Mugford, North seventy-five degrees thirty minutes and thirty-nine seconds West (N 75 degrees 30 minutes 39 seconds W), (passing through a large twin maple tree), thirteen and nineteen one-hundredths (13.19) feet to an iron pin;

Thence along land now or late of George and Carol

Shultz, North fifteen degrees one minute and fifty-two seconds East (N 15 degrees-01 minutes-52 seconds E) one hundred twenty and seventy-one one-hundredths (120.71) feet to an iron pin;

Thence along same, North seventy-five degrees thirty-seven minutes and twenty-six seconds West (N 75 degrees 37 minutes 26 seconds W), (passing through an iron pin at one hundred eighty-two and eighty one-hundredths (182.80 feet), a total distance of two hundred (200.00) feet to a point in the middle of the hereinabove mentioned abounded Wilkes-Barre and Easton Turnpike,

Thence in and along the middle of said roadway North fifteen degrees twenty minutes and forty-one seconds East (N 15 degrees 20 minutes 41 seconds E), Seventy-seven and thirty-four one-hundredths (77.34) feet to the place of beginning.

Containing two and fifty-seven one-hundredths (2.57) acres of land, more or less.

The above described premises being a portion of the same premises conveyed to Arthur Dale and Pauline Dale, his wife, by deed or Carl L. Shultz and Pearl Shultz, his wife, dated September 30, 1985, recorded in the office of the Recorder of Deeds in and for Monroe County in Deed Book 247, Page 569.

Excepting and reserving from the above described premises a ten (10) foot right-of-way as described in Deed dated October 27, 1954 and recorded November 9, 1954 in Deed Book 207, page 254, the subject deed is from Harley P. Henning and Nabel Henning, his wife, to Carl L. Shultz and Pearl Shultz, his wife.

The second thereof:

Beginning at a point in the northerly right-of-way line of Pennsylvania Highway 113 at Station 717 plus 34 plus or minus;

Thence along the northerly right-of-way line of said highway the following courses and distances:

(1) North forty-nine degrees forty-six minutes West (N 49 degrees 46 minutes W), one hundred (100) feet to an iron pipe;

(2) North forty-six degrees twenty-four minutes West (N 46 degrees 24 minutes W), one hundred (100) feet to an iron pipe;

(3) North forty-three degrees forty-nine minutes West (N 43 degrees 49 minutes W), one hundred (100) feet to an iron pipe;

(4) North forty degrees thirty-six minutes West (N 40 degrees 36 minutes W), one hundred three and thirty-six one-hundredths (103.36) feet to an iron pipe at Highway Station 721 plus 38 plus or minus;

Thence along lands now or late of Harley Manning North sixty-six degrees fifteen minutes East (N 66 degrees 15 minutes E), four hundred forty-one and eighty-seven one-hundredths (441.87) feet to an iron pipe in an old stump;

Thence on said course North sixty-six degrees fifteen minutes East (N 66 degrees 15 minutes N), twenty-five and ninety one-hundredths (25.90) feet to an iron pin pipe in the center of the abandoned Wilkes-Barre and Easton Turnpike

Thence along the center line of said turnpike the following courses and distances;

(1) South thirteen degrees forty-six minutes West (S 13 degrees 46 minutes W), one hundred two and fifty one-hundredths (102.50) feet to an iron pipe;

(2) South fifteen degrees thirteen minutes West (S 15 degrees 13 minutes W), one hundred seventy-three and twenty-seven one-hundredths (173.27) feet to an iron pipe;

(3) South fourteen degrees forty-six minutes West (S 14 degrees 46 minutes W), sixty-three and eighty-one one-hundredths (63.81) feet to an iron pipe;

(4) South twelve degrees 00 minutes West (S 12 degrees 00 minutes W), forty-nine and ten one-hundredths (49.10) feet to an iron pipe;

(5) South ten degrees eleven minutes West (S 10 degrees 11 minutes N), seventy-one and fourteen one-hundredths (71.14) feet to an iron pipe;

Thence South fifty-two degrees thirty-three minutes West (S 52 degrees 33 minutes W), forty-two and sixty one-hundredths (42.60) feet to the place of beginning.

Containing 2.188 acres.

## MONROE LEGAL REPORTER

The above described premises being the same premises conveyed to Arthur Dale and Pauline Dale, his wife, by deed of Francis J. Faust and Mary M. Faust, his wife, dated July 14, 1949, recorded in the Office of the Recorder of Deeds in and for Monroe County in Deed 225, Page 188.

Excepting and reserving from the above premises the following described parcel of land.

Beginning at an iron pin in the northerly right-of-way line of traffic Route No. 115;

Thence along said northerly right-of-way line North forty-nine degrees forty-six minutes West (N 49 degrees 46 minutes W), one hundred and zero hundredths (100.00) feet to a point;

Thence along same, North forty-six degrees twenty-four minutes West (N 46 degrees 24 minutes W), one hundred and zero hundredths (100.00) feet to a point,

Thence along same, North forty-three degrees forty-nine minutes West (N 43 degrees 49 minutes W), one hundred and zero hundredths (100.00) feet to a point;

Thence along same, North forty degrees thirty-six minutes West (N 40 degrees 36 minutes W), sixty-three and twenty-five one-hundredths (63.25) feet to a railroad spike in the center of a gravel roadway leading in an easterly direction from said traffic Route No. 115;

Thence along the center of said gravel roadway, North eighty degrees fifteen minutes East (N 80 degrees 15 minutes E), one hundred ninety-nine and fifty-one one-hundredths (199.51) feet to a railroad spike;

Thence along same, North sixty-six degrees thirty-six minutes East (N 66 degrees 36 minutes E), ninety-nine and forty one-hundredths (99.40) feet to a railroad spike;

Thence along same, North seventy-six degrees eleven minutes East (N 76 degrees 11 minutes E), eighty-five and sixteen one-hundredths (85.16) feet to a railroad spike at the intersection of the center of said gravel roadway with the center of the abandoned Wilkes-Barre and Easton Turnpike;

Thence along the center of said abandoned turnpike, South fifteen degrees thirteen minutes West (S 15 degrees 13 minutes N), one hundred forty-six and eighty-two one-hundredths (46.82) feet to a point;

Thence along same, South fourteen degrees forty-six minutes West (S 14 degrees 46 minutes W), sixty-three and eighty-one one-hundredths (63.81) feet to a point;

Thence along same, South twelve degrees zero minutes West (S 12 degrees 00 minutes W), forty-nine and ten one-hundredths (49.10) feet to an iron pin;

Thence along same, South ten degrees eleven minutes West (S 10 degrees 11 minutes W), seventy-one and fourteen one-hundredths (71.14) feet to an iron pin;

Thence South fifty-two degrees thirty-three minutes West (S 52 degrees 33 minutes W), forty-two and sixty one-hundredths (42.60) feet to the place of beginning.

Containing 1.43 acres of land, more or less. BEING THE SAME PREMISES WHICH Arthur Dale and Pauline Dale, his wife, by Deed dated 5/21/1985 and recorded 6/27/1985 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1450, Page 133, granted and conveyed unto Michael Star and Tamara Star, his wife.

IMPROVEMENTS: Residential property. TAX CODE NO. 20/12/1/26 & 20/12/1/28 PIN # 20630300535130 & 20630300534260

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

**CHARLES A.J. HALPIN III, ESQUIRE  
ADMINISTRATOR OF THE ESTATE OF  
TAMARA STAR, 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31, Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6104 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4914, Section C11B, according to Plan of Emerald Lakes, prepared by Thomas Tyler Moore, Assoc., and recorded in the Office of the Recording of Deeds etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 16, Page 103.

Under and Subject to terms, conditions, covenants and restrictions as of record.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Alicia M Canales Rodriguez from Nicholas S Deliberato and Sally J Deliberato, by Special Warranty Deed, dated 02/21/2008 and recorded 03/24/2008 in Book 2329 Page 7371 Instrument #200808544,  
TAX CODE: 19/3H/1/172  
TAX PIN: 19634403243411

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ALICIA M. CANALES-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.

## MONROE LEGAL REPORTER

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6118 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, being Lot #8, County Woods Estates, Section Two, as recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 59, Page 276. Containing 1.596 acres, more or less.

Title is Vested to Teresa Tremberger by that Deed dated July 18, 2007 and recorded on July 25, 2007 in Book 2311, page 7440 of the Monroe County, PA records.

Tax ID No.: 9/10B/3/9  
CONTROL No. 09-7324-00-53-8413

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHANDRA M. ARKEMA,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6145 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

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

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 65 1, Section K-Extension, Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, Pages 51, 53 and 55.

BEING THE SAME PREMISES which Edward Wood, by deed dated 07/17/2006 and recorded 07/28/2006 in Book 2275 Page 6470 conveyed to Pietro Bonventre.

Pin #: 03-6369-13-02-9939  
Tax Code #: 3/9F/1/276

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PIETRO BONVENTRE MORTGAGOR(S) AND RECORD OWNER(S)

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6157 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 10 ABC, Block A-64, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Eleven, Coolbaugh Township, Monroe County, Pennsylvania dated April, 1965, scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc.,



## MONROE LEGAL REPORTER

Stroudsburg, Pennsylvania and filed in the office for the Recording of Deed in and for Monroe County, Pennsylvania in Plat Book 10, page 4, on June 2, 1965.

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

TITLE TO SAID PREMISES VESTED IN Daniel J. Weber and Laurie McLeod, h/w, by Deed from John D. Byrne, Jr. and June S. Byrne, h/w, dated 04/30/1999, recorded 05/05/1999 in Book 2063, Page 2748.

TAX CODE: 03/20A/2/286

TAX PIN: 03539608996597

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIEL J. WEBER

#### Laurie McLeod

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 615 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No., 510 Section J as more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 22, Pages 11, 13, 15, and 17.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth of record in the Monroe County Courthouse.

BEING the same premises which Stephen Blum and Douglas E. Swink, married, by Deed dated August 2, 2005 and recorded on August 10, 2005, in Monroe County Record Book 2235, at Page 7232 granted and conveyed to Lorraine Silver.

TAX CODE: 03/9C/1/414

TAX PIN: 03635915533065

Being know as: 510 Juniper Drive, Tobyhanna, PA  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SIDNEY J. SILVER**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6215 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Jackson**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 47, Chatham Hills, 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 61, Page 158 and 160.

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

PARCEL NO. 08/86427  
PIN NO. 0863500098718

Title to said premises is vested in Enrique Ali by deed from Mark Anderson and Lorraine D. Anderson, husband and wife, dated September 28, 2004 and recorded October 6, 2004 in Deed Book 2204, Page 1416.

Being Known As: 47 Chatham Hill, Stroudsburg, Jackson, Monroe County, PA 18360.

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

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

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

# MONROE LEGAL REPORTER

unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6222 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the northerly line of Traverse Road, said point being the southeasterly corner of Lot No. 605 as shown on map entitled, "Section C, Alpine Lake, Lake Realty Corp. 1 August 19668":

Thence along Lot No. 605 (a radial line to the hereinafter described curve) North 7 degrees 0 minutes 0 seconds West 176.77 feet to a point;

Thence along Lot No. 602 North 75 degrees 52 minutes 0 seconds East 107.08 feet to a point, said point being the northwesterly corner of Lot No. 603;

Thence along Lot No. 603 (a radial line to the hereinafter described curve) South 12 degrees 59 minutes 30 seconds East 190.00 feet to a point on the northerly line of Traverse Road;

Thence along said northerly line of said Traverse Road, on a curve to the right having a radius of 1200.00 feet an arc length of 125.49 feet to the place of beginning, CONTAINING 0.49 acre, more or less. BEING Lot No. 604 as shown on said map.

PARCEL NO. 12/4A/2/54  
PIN NO. 12637404804160

TITLE TO SAID PREMISES IS VESTED IN Kaiqwon A. King, single, by deed from Pocono Home Buyers, LLC & Mount Pocono Enterprises, LLC dated July 14, 2006 and recorded July 18, 2006 in Deed Book 2274, Page 5971.

Being Known As: 106 Traverse Drive, Henryville, Pocono, Monroe County, PA 18332

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6340 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

All that certain parcel of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot Number 187, Section III, as shown on plotting of 'Summit Pointe, Section III', prepared by Edward C. Hess, Associates, Inc. registered engineers, and dated May 15, 1979 said plot map having been recorded on March 2, 1979, in the Office for the Recording of Deeds and C., for Monroe County, Pennsylvania in Plot Book Volume 39, Page 77.

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

TITLE TO SAID PREMISES VESTED IN Jaime Marin and Yilda Marin, their heirs and assigns, from A & P Development Corp., by Warranty Deed, dated 03/30/1995 and recorded 04/17/1995 in Book 2000 Page 1547.

TAX CODE: 03/5B/1/44

TAX PIN: 03635503334787

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

**JAIME MARIN  
YILDA MARIN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6499 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, Designated as Lot No. 5887, Section D1, according to Plan of Emerald Lakes recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 19, page 109.

ALL THAT Certain lot or parcel of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designaed as Lot 588B, Section D1, 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 Volume 19, Page 107.

PARCEL NO. 20/1C/1/318 and 20/1C/1/317  
PIN NO. 20634301493185 and 20634301492178  
Title to said premises is vested in Paul D. Walford and Gillian O. Walford, husband and wife, by deed from DAVID S. WENGERD AND EMMA L. WENGERD, HIS WIFE dated September 10, 2009 and recorded September 17, 2009 in Deed Book 2359, Page 9012.

Being Known As: 5887 Clover Road, Long Pond, Tunkhannock, Monroe County, PA 18334

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

**PAUL D. WALFORD  
GILLIAN O. WALFORD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG, Esquire

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6536 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:  
**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

THE LAND REFERRED to is situated in the **Township of Eldred**, County of Monroe, State of Pennsylvania, is described as follows:  
PARCEL NO. 1:

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Eldred**, County of Monroe and Commonwealth of Pennsylvania, being Lot 10, on a plan titled "Final Plan of Pheasant Walk Estates Phase I, for Pat Deluca" prepared by Dziuban, Humenansky & Associates, recorded in Plot Book Volume 63, Page 178, being more fully described as follows, to wit:

BEGINNING at an iron set on the northerly side of Quail Road, said iron being the southeast corner of Lot 8, Pheasant Walk Estates, Phase I; thence along Lot 8 N 08°16'18" E 353.75 feet to an iron set; thence along lands of Richard Pritzman S 80°53'44" E 318.94 feet to an iron set; thence along Lot 11A, addendum to Pheasant Walk Estates Phase I, Pheasant Walk Estates Phase IA, the following three courses:

1.) S 08°16'15" W 174.11 feet to an iron set;  
2.) N 81°43'42" W 278.91 feet to an iron set;  
3.) S 08°16'18" W 175.00 feet to an iron set;  
Thence along the North side of Quail Road N 81°43'42" W 40.00 feet to the place of BEGINNING. CONTAINING 1.4523 Acres, more or less.

PARCEL NO. 2

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Eldred**, County of Monroe and Commonwealth of Pennsylvania, being lot 11A, addendum to Pheasant Walk Estates Phase I, Pheasant Walk Estates Phase 1A, being more fully described as follows, to wit:

BEGINNING at an iron set on the northerly side of Quail Road, said iron being the southeast corner of Lot 10, Pheasant Walk Estates, Phase I, recorded in Plot Book Volume 63, Page 178; thence along Lot 10 the following three courses:

1.) N 08°16'18" E 175.00 feet to an iron set;  
2.) S 81°43'42" E 278.91 feet to an iron set;  
3.) N 08°16'18" E 174.11 feet to an iron set;  
Thence along lands of Richard Prutzman S 80°53'44" E 1129.8 feet to an iron set; thence along Lot 12, Pheasant Walk Estates, Phase I S 01°29'46" E 339.49 feet to an iron set; thence along the northerly side of Quail Road the following three courses:

1.) S 88°30'14" W 63.24 feet to an iron set;  
2.) On a curve to the right having a radius of 150.00 feet for an arc length of 25.57 feet to an iron set;  
3.) N 81°43'42" W 361.70 feet to the place of BEGINNING.

CONTAINING 2.25 Acres, more or less.

Under and Subject to the notes and restrictive covenants on the plan of Pheasant Walk Estates, Phase I, Plot Book 63, Page 178, as amended on plan of Pheasant Walk Estates, Phase IA, in Plot Book 7, Page 220.

Under and Subject to the covenants, conditions and restrictions as more fully set forth in Record Book 2088, Page 6757.

Being Known As: RR 2 Box 89 G n/k/a 1155 Quail Road a/k/a 89 Quail Road, (Township of Eldred), Kunkletown, PA 18058.

TAX CODE: 6/88499 (Lot 11A)

PIN NO.: 06622500892583

TAX CODE: 6/88500 (Lot 10)

PIN NO.: 06622500890697

TITLE TO SAID PREMISES IS VESTED IN Lourmel F. Cayo and Jocelyn C. Cayo, his wife, as tenants by the entireties by deed from Lourmel F. Cayo and Jocelyn C. Cayo, his wife dated 01/10/2001 recorded 01/12/2001 in Deed Book 2089 Page 9261.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOCELYN C. CAYO  
LOURMEL F. CAYO**

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 666 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THOSE PREMISES known as Lot 1020 Block Section G-III, being situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within one of the following plats: 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 supervisors and Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats Monroe County on April 24, 1969, in Plat Book 12, Page 61; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats, Monroe County on April 24, 1969, in Plat Book 12, Page 63; a subdivision plat drawn by L.A. Achterman, Jr., known as Section G-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated December 28, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in office for recording of plats Monroe County on April 24, 1969, Plat Book 12, Page 65; Said lot having a frontage on Vacation Lane of 97.47 and a rear line of 91.07 feet; Northernly side line of 149.09 feet and a Southerly side line of 107.29 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and real line dimensions.  
PARCEL NO. 03/14E/1/122

PIN NO. 03634502970284

TITLE TO SAID PREMISES IS VESTED IN Jennifer Thompson by deed from Harmon Homes, Inc., dated March 29, 2007 and recorded April 3, 2007 in Deed Book 2301, Page 742.

Being Known As: 1020 Stillwater Lakes, Pocono Summit, Coolbaugh, Monroe County, PA 18346

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6676 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 368, Section H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book 119, Page 21, 23, and 25.

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

TITLE TO SAID PREMISES VESTED IN Charles J. Coppin and Sheila D. Armstrong-Coppin from Coventry Homes, Inc., a Pennsylvania Corporation, by Special Warranty Deed, dated 08/05/1993 and recorded 08/18/1993 in Book 1904 Page 0119.  
TAX CODE: 03/8E/1/250  
TAX PIN: 03634812950957

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHARLES COPPIN A/K/A CHARLES J. COPPEN

**SHEILA ARMSTRONG-COPPIN A/K/A  
SHEILA D. ARMSTRONG-COPPIN**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6770 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania.

Being Known As LT2249 Sawcreek Estates Belling, Bushkill, PA 18324

Parcel Number: 9/5A/2/61

IMPROVEMENTS: Residential Property

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6823 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land, situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 27, Section K, as shown on Plan of Lots entitled 'Plotting No. 1, Leisure Lanes, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965', and recorded in the office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Volume 9, Page 103.

ALSO, ALL that certain lot or piece of land, situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 28, Section K, as shown on plan of lots entitled, 'Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965', and recorded in the office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 9, Page 103.

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

TITLE TO SAID PREMISES VESTED IN Edward W. Lane, by Deed from Edward W. Lane and Julia E. Lane, his wife, dated 06/16/2010, recorded 07/14/2010 in Book 2373, Page 3156.

TAX CODE: 09/13B/1/39

TAX PIN: 09731602853793

TAX CODE: 09/13B/1/68

TAX PIN: 09731602854643

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWARD W. LANE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 695 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

## MONROE LEGAL REPORTER

estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, being Lot 1, as set forth on the Preliminary/Final Major Subdivision plan for Grandview Terrace, West, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, Page 39.

BEING THE SAME PREMISES which LTS Development LLC successor by merger to LTS Development, Inc., by deed dated 06/20/2007 and recorded 07/03/2007 in Book 2309 Page 8325 conveyed to Eric Acheampong and Monica Boamah. Pin #:05730220905172

Tax Code #: 05/97928

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC O. ACHEAMPONG MONICA BOAMAH**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7010 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 1, on a map shown as subdivision of lands of William Warda, recorded in the Monroe County recorder of deeds office, in Plot Book Volume, 50 Page 37.

BEING the same premises which Elizabeth Ann Warda as Executrix of the estate of Wilhelm J. Warda aka William J. Warda by Executor's Deed dated August 4, 2006 and recorded August 8, 2006 in the

Office of the Recorder of Deeds in and for Monroe County in Deed Book 2276 Page 9973, granted and conveyed unto Robert J. Papile and Tricia L. Papile, husband and wife.

TAX CODE: 12/110302

TAX PIN: 12638200425086

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

**TRICIA L. PAPILE**

**ROBERT J. PAPILE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN P. DISKIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7114 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 30, The Birches Three, Section Two, as recorded in Plot Book 44, Page 21, and more particularly bounded and described as follows, to wit:

BEGINNING at an iron on the westerly side of Darcy Drive, said iron also being a corner of Lot No. 29, The Birches Three, Section Two; THENCE along Lot No. 29 South 72 degrees 49 minutes 41 seconds West (Magnetic Meridian 1978) 287.54 feet to an iron; THENCE along a Recreation Area North 2 degrees 01 minutes 47 seconds East 231.66 feet to an iron; THENCE along Lot No. 31 North 83 degrees 12 minutes 00 seconds East 230.00 feet to an iron; THENCE along the westerly side of Darcy Drive the following three courses and distances; (1) on a curve to the left having a radius of 300.00 feet an arc length of 30.07 feet to an iron; (2) South 12 degrees 32 minutes 37 seconds East 123.75 feet to an iron; (3) on a curve to the left having a radius of 300.00 feet an arc length of 24.23 feet to the place of beginning. Containing 1.185 acres more or less.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES VESTED IN James D. Tessitore and Trisha Viola Tessitore, h/w, by Deed from Trisha Viola, nbm, Trisha Viola Tessitore and James D. Tessitore, her husband, dated 12/19/2005, recorded 12/28/2005 in Book 2252, Page 9913.

TAX CODE: 02/6D/1/64

TAX PIN: 02634001491641

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TRISHA VIOLA TESSITORE**

**A/K/A TRISHA VIOLA**

**JAMES D. TESSITORE**

**A/K/A JAMES DANIEL TESSITORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

LAUREN R. TABAS,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7199 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN tract or piece of land, located in **Township of Stroud**, County of Monroe, State of Pennsylvania, known as Estate Lot Site Number 74 located on Eastshore Court as shown on the Final Plans Phase 1, Blue Mountain Lake, A Planned Unit Development, approved by the Stroud Township Board of Supervisors on 3/17/1993 and filed of record on the Office of the Recorder of Deeds of Monroe County, Pennsylvania on 5/11/1993 in Plot Book 65 at pages 80, 81 and 82.

BEING the same premises which John H. Mayes by Deed dated November 15, 2004 and recorded December 6, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2209 Page 7979, granted and conveyed unto Barbara L. Mayes.

TAX ID: 17/112385

PIN: 17730303419212

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARBARA L. MAYES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

KEVIN P. DISKIN,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7275 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in **Middle Smithfield**, Monroe County, Pennsylvania, being Lot or Lots No. 2087, Section 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 of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 47, Page 19.

Subject to all easements, restrictions, covenants, and conditions as set forth in all deeds in the chain of title. Being Known As: 2087 Scarborough Way, Bushkill, PA 18324

TAX CODE: 9/5A/1/67

PIN NO.: 09734501072861

TITLE TO SAID PREMISES IS VESTED IN Gabriel Gomes and Mary Gomes, husband and wife by deed from Meadow Creek, Inc., a Pennsylvania Corporation dated 01/27/2005 recorded 01/28/2005 in Deed Book 2214 Page 6737.

Having been erected thereon a single family dwelling.

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

**MARY GOMES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

## MONROE LEGAL REPORTER

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7279 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

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

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

Beginning at a railroad spike in the center line of Township Road No. 452 (New York Boulevard) in line of lands of Michael Kelleman, as shown on a plan titled, "Subdivision of lands of Thomas W. Gill, et. ux., Polk Township, Monroe County, PA." dated 11/21/1978 and prepared by Chestnut Ridge Associates, a copy of which is attached hereto and made a part hereof; thence in and along said center line of Township Road No. 452, North 00 degrees 00 minutes 36 seconds East 309.34 feet to a PK nail; thence by the same North 09 degrees 15 minutes 08 seconds East 73.93 feet to a railroad spike; thence leaving said center line of Township Road No. 452, by lands of Thomas W. Gill of which this tract was formerly a part, South 87 degrees 08 minutes 40 seconds East (at 39.82 feet and at 108.26 feet passing iron pins) 140.00 feet to a point in a pond; thence by the same and partially within said pond, South 01 degree 13 minutes 07 seconds East (at 150.00 feet passing an iron pin) 381.57 feet to an iron pin in the aforementioned line of lands of Michael Kelleman; thence by said lands of Michael Kelleman North 87 degrees 47 minutes 48 seconds West 160.00 feet to the place of beginning.

Containing 1,356 acres of land.  
Description prepared by Robert G. Beers, Registered Surveyor, January, 1979.

Being Known As: 1 New York Blvd a/k/a New York Blvd, Kunkletown, PA 18058

TAX CODE: 13/8/1/8-2.  
PIN NO.: 13622900656535

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Ianuale, a married man by deed from Leona Z. Fluck, Executrix under the last Will of Genevieve Gunther, deceased dated 08/24/2001 recorded 09/10/2001 in Deed Book 2104 Page 2004.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY M. IANUALE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KASSIA FIALKOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7323 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Paradise**, County of Monroe, and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on a curve on the northwesterly side of Birch Drive (40 feet in width); thence along a curve to the left having a radius of 170 feet for an arc distance of 11.63 feet to a point of tangency; thence by the same South 32 degrees 46 minutes 40 seconds West 16.27 feet to a point of curvature; thence along a curve to the left having a radius of 170 feet for an arc distance of 58.63 feet to a point of tangency; thence by the same South 13 degrees 1 minute West 789.8 feet to a point of curvature; thence along a curve to the right having a radius of 20 feet for an arc distance of 41.88 feet to a point of tangency; thence along the northeasterly side of Laurel Lane (40 feet in width) North 47 degrees West 23.66 feet to a point of curvature; thence along a curve to the left having a radius of 170 feet for an arc distance of 64.28 feet to a point; thence leaving said Laurel Lane along the easterly side of Lot No. 8 North 21 degrees 20 minutes 10 seconds East 87 feet to a point; thence by the same North 20 degrees 3 minutes 30 seconds West 267.40 feet to a point; thence by lands of Stanley Sherno North 44 degrees 9 minutes 40 seconds East 24 feet to a point; thence by the same South 40 degrees 52 minutes East 311.46 feet to the place of BEGINNING.  
CONTAINING 35.397 square feet.

BEING Lot No. 9 as shown on a plan titled Denbigh Hill, dated April 14, 1971.

UNDER AND SUBJECT to conditions and restrictions and covenants of record.

Being Parcel Number 11/5A/4/10;  
PIN 11-6376-03-42-3463

BEING the same premises which John F. Diamond and Linda Lee Diamond, his wife by indenture dated 04-03-79 and recorded 04-03-79 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 940 Page 243, granted and conveyed unto Richard G. Rose and Mary S. Rose, his wife. And the said Richard G. Rose and Mary S. Rose have since divorced.

Together with and including a certain easement regarding the use of water from a well, which easement was deeded to the grantors herein by Robert Sherno and Devon Sherno, his wife, on December 29, 1978 and recorded in the Recorder's Office in and for the County of Monroe, at Stroudsburg,



## MONROE LEGAL REPORTER

Pennsylvania, in Deed Book 928 Page 54. Notice & #8211; 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). Being Known As: 3620 Fern Lane, Cresco, PA 18326 TAX CODE: 11/5A/4/10

PIN NO.: 11637603423463  
TITLE TO SAID PREMISES IS VESTED IN Philip Brunetti and Jennifer Brunetti, husband and wife by deed from Richard G. Bose and Mary S. Rose, husband and wife dated 04/29/2004 recorded 05/03/2004 in Deed Book 2188 Page 8913. Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JENNIFER L. BRUNETTI  
PHILIP A. BRUNETTI**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SALVATORE CAROLLO,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7495 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 76, Section B, as is more particularly set forth on the Plot Map of Cranberry Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page(s) 69. Being the same premises which James Hentrich and Dolores Hentrich, his wife, by indenture bearing date

the 21st day of April, 1986, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe, on the 28th day of April, 1986, in Deed Book Vol. 1486, page 1796, granted and conveyed unto Joseph Stobely and Raymonde Stobely, his wife, in fee.

Together with all rights and privileges and under and subject to the conditions, exceptions, covenants, reservations and restrictions as of record.

Title to said Premises vested in Michael M. Genovese and M. Denise Genovese, his wife by Deed from Joseph Stobely and Raymonde Stobely, his wife dated 03/17/00 and recorded 03/22/00 in the Monroe County Recorder of Deeds in Book 2076, Page 5240.

Being known as 887 Penn Estates, East Stroudsburg, PA 18301

Tax Parcel Number: 17/15A/1/42  
Tax Pin Number: 17639201189498

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL M. GENOVESE  
DENISE M. GENOVESE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J. WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7519 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 13, Section 5, Winona 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 69.

As described in Mortgage Book 2143 Page 1071. Being Known As: 13 Winona Lakes, East Stroudsburg, PA 18302

TAX CODE: 9/6D/2/22  
PIN NO.: 09733402896607

TITLE TO SAID PREMISES IS VESTED IN Jose A. Morales and Yvette Torres-Morales, husband and wife by deed from Harmon Homes, Inc., a

## MONROE LEGAL REPORTER

Corporation dated 10/08/2002 recorded 10/11/2002 in Deed Book 2134 Page 241.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE A. MORALES YVETTE TORRES-MORALES**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
NICOLAS GAUNCE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By 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 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 206 of Whispering Glen as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, Page 63.

**BEING THE SAME PREMISES** which Walter Mompalao & Linda E. Mompalao, husband and wife, by deed dated 06/18/2007 and recorded 07/30/2007 in Book 2312 Page 1078 conveyed to Richard Prinzi.  
Pin #: 03-6356-02-97-2651  
Tax Code #: 03/4C/2/51

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD PRINZI MORTGAGOR(S) AND RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### **PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7802 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH**

**ALL THAT CERTAIN** property situated in the **Township of Chestnuthill**, in the County of Monroe and Commonwealth of Pennsylvania, being more fully described in a deed dated 10/19/2001 and recorded 10/22/2001. Among the land records of the county and state set forth above, in deed volume 2106 and page 9344.

Being more fully described as follows:

**BEGINNING** at a point on the northerly line of Ash Lane, said point being the southeasterly corner of Lot No. 402 as shown on map entitled "Section D-I, Sherwood Forest, Edith C. Gould and Christian F. Sautter, 27 December 1968"; thence along Lot No. 402 N 15°40'40" W 155.00 feet to a point in the line of Lot No. 406; thence along Lot No. 406 N 74°19'20" E 250.00 feet to a point in line of Section A, Sherwood Forest; thence along Section A, Sherwood Forest, S 15°40'40" E 155.00 feet to an iron on the northerly line of Ash Lane; thence along the northerly line of Ash lane, S 74°19'20" W 250.00 feet to the place of **BEGINNING**.

**TOGETHER** with all rights and privileges and **UNDER AND SUBJECT** to the covenants, exceptions, conditions, reservations and restrictions as of record.

**CONTAINING .0890 acres more or less.**

**BEING** Lot No. 401 as shown on said map.

**BEING THE SAME PREMISES** which Christine Zilempe, by deed dated 10/19/2001 and recorded 10/22/2001 in Book 2106 Page 9344 conveyed to Marco Mazon and Janette Mazon, husband and wife.  
Pin #: 02-6350-03-30-9799  
Tax Code #: 2/5A/1/57

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JANETTE MAZON MARCO MAZON MORTGAGOR(S) AND RECORD OWNER(S)**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

## MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JILL P. JENKINS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8498 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, piece or parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pin in Township Route No. 481 leading from Tannersville to Reeders, said point being the northeast corner of land of the Grantors herein, and formerly in line of land now or late of Clyde D. Learn; thence by land now or late of the said Clyde D. Learn (Bearings from Magnetic Meridian of 1954), South 4 degrees 15 minutes East at sixteen and five-tenths (16.5) feet passing an iron pin, eight hundred fourteen (814) feet to an iron pipe at the base of an eight inch oak tree, said pipe being on line of land now or late of Carl Anderson; thence by land now or late of the said Carl Anderson, South 63 degrees 31 minutes West eighty-one (81) feet to an iron pipe, the southwest corner of land now or late of William C. Bowden; thence by land now or late of the said William C. Bowden, North 4 degrees 15 minutes West, six hundred sixty-eight and one-tenth (668.1) feet to an iron pipe; thence through land of the Grantors herein North 85 degrees 45 minutes East, sixty (60) feet to a point; thence continuing through land of the Grantors herein, said line being parallel and 15 feet distant from the easterly line of land herein described, North 4 degrees 15 minutes West, one hundred seventy-six and five-tenths (176.5) feet (passing over an iron pipe at 160 feet) to a point along Township Route No. 481, hereinabove noted; thence in and along Township Route No. 481, leading from Reeders to Tannersville, North 85 degrees 45 minutes East fifteen (15) feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Warren D. Morgan and D. Lynn Morgan, his wife, by Deed from Joseph Porter and Carol Porter, his wife, dated 04/07/1983, recorded 04/13/1983, in Deed Book 1253, page 85.

TAX CODE: 08/1/1/17-1  
TAX PIN: 08637101190375

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WARREN D. MORGAN D. LYNN MORGAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such

amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8537 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being W No. 5514, Section 5, as shown on map of Pocono Farms East on file in the Recorder of Deeds Office: for Monroe County, Pennsylvania in plot Book Volume- 17, page 23.

BEING THE SAME PREMISES which Marlon Holder and Zinaida Holder, husband and wife, by deed dated 09/03/2008 and recorded 10/27/2008 in Book 2344 Page 281 conveyed to Radjindra Kalapnath.

Pin #: 03-6366-01-29-9189  
Tax Code #: 3/4D/1/168

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RADJINDRA KALAPNATH

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DAVID FEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE

## MONROE LEGAL REPORTER

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8588 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

LOTS 3ABC, BLOCK A-39, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Eight, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965, Scale 1 inch to 100 inches by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania in Plat Book 9, Page 175 on May 4, 1965.

TITLE TO SAID PREMISES VESTED IN Keith D. Axsom and Teresa g. Axsom, his wife, by Deed from MI-AE Weischedel, dated 08/17/2006, recorded 08/24/2006 in Book 2278, Page 6042.

TAX CODE: 03/20B/1/19

TAX PIN: 03630606771724

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TERESA G. AXSOM  
KEITH D. AXSOM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8633 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS

### CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 4806 Section C1IB, 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 16, Page 103.

UNDER AND SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

TITLE TO SAID PREMISES VESTED IN Peter Richard Simonis and Chae H. Simonis, h/w, by Deed from Peter Richard Simonis, dated 12/03/2004, recorded 12/09/2004 in Book 2210, Page 1725.

TAX CODE: 19/3H/1/76

TAX PIN: 19634403249555

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**PETER RICHARD SIMONIS**

**CHAE H. SIMONIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8880 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being shown and designated as Lot No. 22 on a certain map entitled 'Plan of Lots, Coolbaugh Heights, Middle Smithfield Township, Monroe County, PA, Scale: 1 inch H 100 feet May 1972' as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, PA, and more particularly described as follows:

Beginning at a point on the Northwesterly side of Allen Road, as shown on the above captioned map, said point being a corner common to Lots 22 and 23;

## MONROE LEGAL REPORTER

THENCE, (1) along the northwesterly side of said road, South 56 degrees 57 minutes 15 seconds West 132 feet to a point, a corner common to Lots 21 and 22; THENCE, (2) leaving said road (and) along said Lot 21, North 33 degrees 02 minutes 45 seconds West 329.50 feet to a point on line of lands of Stella Jones, a corner common to Lots 21 and 22; THENCE, (3) along lands of said Jones, North 57 degrees 08 minutes 58 seconds East 132 feet to a point, a corner common to Lots 22 and 23; THENCE, (4) along said Lot 23, South 33 degrees 02 minutes 45 seconds East 329.05 feet to the point of the Beginning, Containing 1.00 acres, more or less. Premises known by reference: Lot 22, Coolbaugh Heights, Middle Smithfield Township, (Monroe County), Pennsylvania.

UNDER AND SUBJECT to covenants, conditions, and restrictions as set forth in Deed Book Volume 451, Page 302. Subject to easements and restrictions shown on the recorded plan.

TITLE TO SAID PREMISES VESTED IN Richard Dimmick and Angela Dimmick, by Deed from Elemuel Garcia, aka, Lemuel Garcia, dated 12/12/2007, recorded 12/17/2007 in Book 2323, Page 4451.

TAX CODE: 09/10A/4/5

TAX PIN: 09732403345385

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD DIMMICK**

**ANGELA DIMMICK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MELISSA J. CANTWELL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9132 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece and tract of land situate, lying and being in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, designated as Lot No. 1417 according to a plan of Section S-1, Stonecrest Park, prepared by Leo Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, dated 4/29/1969 and recorded in the Office of the Recording of Deeds, etc. in and for the County of Monroe at

Stroudsburg, Pennsylvania, in Plat Book 9, page 211, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Valley View as shown on the above mentioned map, said point being a corner of common to Lots 1416 and 1417, thence

1) Along the Southerly side of said road, North 82°36'15" East, 125 feet to a point, a corner common to Lots 1417 and 1418, thence;

2) Leaving said road and along Lot 1418, South 7°23'15" East, 195 feet to a point, a corner common to Lots 1417, 1418 and 1420, thence;

3) Along Lot 1420 South 62°36'46" West, 125 feet to a point, a corner common to Lots 1416, 1417, 1420 and 1421, thence;

4) Along Lot 1416 North 7°23'15" West, 195 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH EMC Mortgage Corporation, by Deed dated 1/29/2003 and recorded 2/21/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2145, Page 3673, granted and conveyed unto Michelle Downie and Dexter Greenidge.

IMPROVEMENTS: Residential property.

TAX CODE NO. 208E/1/149

PIN #20-6321-03-44-7464

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHELLE DOWNIE**

**DEXTER GREENIDGE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9138 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground, situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, and more particularly as follows:

BEING Lot #31. Being more fully described in a fee simple deed, dated August 7, 1999 and recorded November 15, 1999, among the land records of the county and state set forth above, in Volume 2071,

## MONROE LEGAL REPORTER

Page 6977.  
Being Known As: 31 Mcnamara Lane, Tobyhanna, PA 18466

TAX CODE: 3/89845  
PIN NO.: 03635602785376

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Boyd by deed from Pocono Hickory Lane, Inc., a Pennsylvania Corporation dated 08/07/1999 recorded 11/15/1999 in Deed Book 2071 Page 6977.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THOMAS D. BOYD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 921 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Borough of East Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a set iron pin on the northerly sideline of Secor Avenue at the end of the curved northwest corner of Exchange Street and extending; thence,  
1.) South 62 degrees 45 minutes West, along the northerly sideline of said Secor Avenue, a distance of 103.31 feet (Deed distance of 104.28 feet as recited in Deed Book 389, Page 839) to a point and corner to lands, now or formerly, Ruth Lillian Jones; thence,  
2.) North 26 degrees 50 minutes West, along said line of lands, now or formerly, Ruth Lillian Jones, passing over a found iron pipe at 0.41 feet, a total distance of 134.35 feet to a found iron pipe and common corner to said lands, and lands, now or formerly, Ramone B. & Helen Molina; thence,  
3.) North 63 degrees 10 minutes East, along said line of lands, now or formerly, Ramone B. & Helen Molina, a distance of 10.00 feet to a found iron pipe and corner to same; thence,  
4.) South 26 degrees 50 minutes East, still along said line of lands, now or formerly, Ramone B. & Helene Molina, a distance of 25.00 feet to a found iron pipe

and corner to same; thence,  
5.) North 60 degrees 59 minutes East, still along said line of lands, now or formerly, Ramone B. & Helene Molina, and along the line of lands, now or formerly, Harvey V. & M. Elizabeth Bergman, passing over a found iron pipe at 100.00 feet, and a total distance of 180.79 feet to a found pipe in the westerly sideline of Exchange Street; thence,  
6.) South 04 degrees 40 minutes West, along said westerly sideline of Exchange Street, a distance of 118.65 feet (Deed distance of 117.65 feet as recited in Deed Book 389, Page 839) to a set iron pin at a point of curvature; thence,  
7.) On a curve to the right with a radius of 30.00 feet, an arc distance of 30.41 feet to the point and place of beginning.

Containing 17,485 square feet, more or less.  
Under and subject to the conditions and restrictions as set forth in a certain Deed from R.C. Cramer Lumber Company to the Borough of East Stroudsburg dated December 29, 1955, and recorded in the Monroe County Recorder's Office in Deed Book Vol. 219, page 131.

Being the same premises which Alan T. Chesterton and Maria M. Chesterton, husband and wife, by their Deed dated November 9, 1992, and recorded September 20, 1993, in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Vol. 1909, page 1679, granted and conveyed unto Maria M. Chesterton, the Grantor hereof, in fee.

Title to said Premises vested in Michael P. Keklak by Deed from Maria M. Chesterton, unmarried dated 10/10/95 and recorded 10/12/95 in the Monroe County Recorder of Deeds in Book 2019, Page 173. Being known as 236 Secor Avenue, East Stroudsburg, PA 18301  
Tax Parcel Number: 05-4/1/14/12-3,  
Tax Pin Number: 05731109161566

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL P. KEKLAK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PATRICK J. WESNER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9239 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

## MONROE LEGAL REPORTER

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, described as follows, to wit: BEING Lot Number 14 on maps for Highpoint prepared by Packer Associates, Inc., and filed October 3, 1989, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 61 at Pages 408 through 417, inclusive.

UNDER AND SUBJECT to covenants, conditions and restrictions for Highpoint as recorded on August 22, 1990, in Record Book Volume 1748 at page 727.

TITLE TO SAID PREMISES VESTED IN Donald C. Kline, by Deed from D. Joyce Rizza, widow and Dorothy J. Rizza, as Trustee of The Dorothy J. Rizza Revocable Living Trust, dated 08/06/2004, recorded 08/16/2004 in Book 2199, Page 3438.

TAX CODE: 15/87312

TAX PIN: 15626700274295

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DONALD C. KLINE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALLISON F. WELLS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9304 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 62, as shown on final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

TOGETHER with all rights and privileges and Under and Subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Romulo R. Vegas, by Deed from Gerard F. Twomey and Dawn L.

Twomey, dated 08/29/2002, recorded 09/06/2002 in Book 2130, Page 8153.

TAX CODE: 16/90992

TAX PIN: 16731102889994

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROMULO VEGAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW J. MARLEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9449 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

LOT 1ABC, Block A-84, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, date April 1965, scale 1 inch to 100 feet by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 9, Page 185 on May 4, 1965.

Subject to all exceptions, reservations and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES VESTED IN STEPHEN L. JONES, JR. and NICOLE M. JONES, h/w, by Deed from Fredrick P. Savarese and Mary Jean Savarese, h/w, dated 11/01/2004, recorded 11/03/2004 in Book 2206, Page 7678.

TAX CODE: 03/20B/1/154

PIN NO.: 03630606396856

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

**STEPHEN L. JONES, JR  
NICOLE M. JONES**

A/K/A NICOLE 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

## MONROE LEGAL REPORTER

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 97 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot of land situate in Township of Coolbaugh, Monroe County, Pennsylvania. Being Known As H-38 Hillcrest Drive, Tobyhanna, PA 18466

PARCEL NUMBER: 3/8E/1/337  
PIN NUMBER 03635806275537

IMPROVEMENTS: Residential Property  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LESLEY OWENS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9818 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, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate in the Township of Price, County of Monroe and State of Pennsylvania, designated as Lot Number 8 on map of O-K-BO Acres as recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 29, Page 121, bounded and described as follows, to wit:

Beginning at a point on the edge of and twenty feet from the center of Legislative Route 45018 from Woodale to Snow Hill, said point being also a corner of Lot Number 7; Thence along Lot Number 7, North sixty-six degrees fifty-three minutes twelve seconds West 329.09 feet to a point, said point being also a corner of Lot Number 20; Thence along Lot Number 20, North twenty-four degrees thirty-five minutes forty-one seconds East 153.30 feet to a point, said point being also a corner of Lot Number 9; Thence along Lot Number 9, South sixty-three degrees forty-one minutes fifty-two seconds East 330.00 feet to a point on the edge of and twenty feet from the center of the above mentioned Legislative Route 45018; Thence along the edge of and twenty feet from the center of Legislative Route 45018, South twenty-six degrees eighteen minutes eight seconds West 78.41 feet to a point; Thence along the same, South twenty-three degrees six minutes forty-eight seconds West 56.00 feet to the point of BEGINNING. CONTAINING 1.087 Acres, Being Lot Number 8 as shown on said map.

PARCEL NO. 14/5A/2/9  
PIN NO. 14730504633009

Title to said premises is vested in Mark Melchior, by deed from Dwayne A. Rehm Sr., nka Isabell A. Rehm, Sr. and Doris Rehm, husband and wife, dated December 9, 2005 and recorded December 14, 2005 in Deed Book 2251, Page 5816.

Being Known As: 425 Schoolhouse Road, East Stroudsburg, Price, Monroe County, PA 18302

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ZACHARIAH MELCHIOR, KNOWN SURVIVING HEIR OF MARK MELCHIOR, DECEASED**

**MORTGAGOR AND RECORD OWNER  
ALL UNKNOWN SURVIVING HEIRS OF MARK MELCHIOR, DECEASED**

**MORTGAGOR AND RECORD OWNER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGARET GAIRO,



## MONROE LEGAL REPORTER

ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14

**PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 27, 2014  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST, WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Hamilton**, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:

LOT NO. 3 as set forth on a map entitled 'Pente Subdivision', Hamilton Township, Monroe County and State of Pennsylvania, scale 1 inch to 60 feet by Joseph E. Policelli, P.E., Roseto, Pennsylvania and filed in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 60, Page 274, Containing 1.308 acres.

UNDER AND SUBJECT to all restrictions, restrictive covenants, recorded public and private easements, rights-of-way, exceptions and reservations, if any, of record and all easements and rights-of-way of public utility companies, if any, appearing of record in and pertaining to the chain of title to the within premises. TITLE TO SAID PREMISES VESTED IN Douglas E. Ferguson and Sara M. Ferguson, his wife, by Deed from Michael S. Fitiak and Patricia K. Fitiak, his wife, dated 01/08/2003, recorded 01/15/2003 in Book 2142, Page 2367.

TAX CODE: 07/117126

TAX PIN: 07628902563328

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DOUGLAS FERGUSON**

**SARA M. FERGUSON  
A/K/A SARA FERGUSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ROBERT W. CUSICK,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Jan. 31; Feb. 7, 14