

**PUBLIC NOTICE
ESTATE NOTICE**

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

Raymond Gould, Executor
PO Box 123

Del Water Gap, PA 18327

FISHER AND FISHER LAW OFFICES
P.O. Box 222
Cresco, PA 18326

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James T. Myers, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

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

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

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary has been given in the **Estate of Philip Paul Dente, II, a/k/a Philip P. Dente, II a/k/a Philip Dente, II a/k/a Philip Paul Dente, Jr., a/k/a Philip P. Dente, Jr.**, late of Barrett Township, Monroe County, Pennsylvania, who died January 20, 2023. All persons indebted to said Estate are required to make payment, and

those having claims or demands, to present the same without delay to the Executrix, Heather L. Schratt, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

Sherry Scott
P.O. Box 327

Swiftwater, PA 18370

KEVIN A. HARDY ATTORNEY AT LAW,
P.C.

P.O. Box 818

Stroudsburg, PA 18360

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alverta E. Costenbader a/k/a

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

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

Mr. Terrance Scott Montes

Mrs. Renee Marie Montes

72 Sunset Terrace
Palmerton, PA 18071

or to their attorney,

Matthew G. Schnell, Esquire
STRUBINGER LAW, P.C.

505 Delaware Avenue

P.O. Box 158

Palmerton, PA 18071-0158

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE****Estate of Robert Ronald Granitzki a/k/a****Robert Granitzki**, deceased

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

Casey Granitzki, Administratrix

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

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

Executor:**Cynthia L. Arthur**

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

Apr 21, 28, May 5

**PUBLIC NOTICE
ESTATE NOTICE**

**Estate of David P. Pluta a/k/a David Peter
Pluta**, Deceased. Late of Tunkhannock
Township, Monroe County, PA. Letters
Testamentary on the above Estate have been
granted to the undersigned, who request all
persons having claims or demands against the
estate of the decedent to make known the
same and all persons indebted to the decedent
to make payment without delay to Mark S.
Harris, Executor, 920 Lenmar Dr., Blue Bell, PA
19422

Apr 28, May 5, 12

**PUBLIC NOTICE
ESTATE NOTICE****Estate of ROBERT L. LUDWIG, SR. aka ROBERT**

L. LUDWIG aka ROBERT LEWIS LUDWIG, SR.
late of Stroud Township, Monroe County,
Pennsylvania, deceased.

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

Kristine Heller, Executrix

c/o

Jennifer Ann Wise, Esquire
P.O. Box 218
2398 Rte. 611
Scotrun, PA 18355
570.580.8828

jenniferwiselaw@gmail.com

Apr. 28, May 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Eva Marie Jabbour, Deceased. Late of
Tobyhanna Township, Monroe County, PA.
D.O.D. 12/5/22. Letters of Administration on
the above Estate have been granted to the
undersigned, who request all persons having
claims or demands against the estate of the
decedent to make known the same and all
persons indebted to the decedent to make
payment without delay to Kelly Hull,
Administratrix, c/o David M. D'Orlando, Esq.,
53 S. Main St., Yardley, PA 19067. Or to his
Atty.: David M. D'Orlando, R+D Estate
Consulting, PLLC, 53 S. Main St., Yardley, PA
19067

Apr 28, May 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Virginia Shaller, late of Cresco,
Barrett Township, Monroe County,
Pennsylvania. Letters of Testamentary in the
above named estate having been granted to
the undersigned, all persons indebted to the
estate are requested to make immediate
payment, and those having claims are directed
to present the same without delay to the
undersigned or 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, Orphan's Court Division, a
particular statement of claim, duly verified by
an affidavit setting forth an address within the

county where notice may be given to claimant.

Scott Shaller, Executor
6743 Route 191
Cresco, PA 18326

FISHER AND FISHER LAW OFFICES
P.O. Box 222
Cresco, PA 18326

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

ESTATE OF TERESA ANN MCCABE, late of Stroud Township, Monroe County Pennsylvania.

LETTERS OF ADMINISTRATION C.T.A. in the above named estate having been granted to Seth Delaney. All persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Seth Delaney
Administrator C.T.A.
91 Riverview St.
Steeltown, PA 17113

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

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

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

Caroline D. Brunnequell, Executrix
206 Newport Way
Little Egg Harbor, NJ 08087

OR TO:
CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law
By: F. Andrew Wolf, Esquire
711 Sarah Street

Stroudsburg, PA 18360

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of NICHOLAS SAIA a/k/a NICHOLAS S. SAIA, JR., late of Coolbaugh Township, Monroe County, Pennsylvania, Deceased Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present them to the undersigned without delay within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County Orphans' Court Division, Stroudsburg, Pennsylvania, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Maria Saia, Adm.
7127 Glouster Road
Tobyhanna PA 18466
OR TO:

WEITZMANN, WEITZMANN & HUFFMAN, LLC
By: Gretchen Marsh Weitzmann, Esquire
700 Monroe Street
Stroudsburg PA 18360

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of CHERYL A. PHILLIPS a/k/a CHERYL A. CERRA, late of Paradise 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 them to the undersigned without delay within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County Orphans' Court Division, Stroudsburg, Pennsylvania, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Adrienne L. Shreves, Ex.
42220 Marks Ridge Drive
Sweet Home OR 97386
OR TO:

WEITZMANN, WEITZMANN & HUFFMAN, LLC
By: Gretchen Marsh Weitzmann, Esquire
700 Monroe Street
Stroudsburg PA 18360

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Patricia M. Johnson AKA Patricia Marie Johnson, late of Monroe County, Pennsylvania, deceased. Letters Testamentary in the above-named

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

C/O

John J. Johnson

64 Robertson Rd.

Jim Thorpe PA 18229

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

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

ESTATE OF CHARLES P. BRADY, late of Barrett Township, Monroe County Pennsylvania.

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

Lucille Brady

Administrator

29 Parkview Way

Manalapan, NJ 07726

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

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Frances M. Roeber a/k/a Frances

Marie Roeber. Late of Jackson Township, County of Monroe, Commonwealth of Pennsylvania, Deceased

Request all persons having claims against the estate of the decedent to make known the same to Theresa Maire or her attorney, and all persons indebted to the decedent to make payment to Theresa Maire without delay." (20 Pa. C.S.A. § 3162.)

Executrix:

Theresa Maire

90 Fawn Ridge Lane

Norwalk, CT 06851

Or to:

Brad M. Russo, Esq.

Russo Law Offices, LLC

633 Belvidere Road

Phillipsburg, New Jersey 08865

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

ESTATE OF BETTY M. WILLIAMS, Deceased

December 31, 2022, of Ross Township,

Monroe County.

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

LeRoy Williams, Executor

c/o Law Office of David A. Martino, Esquire

1854 PA Rte 209, P.O. Box 420

Brodheadsville, PA 18322

Apr 28, May 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of RENEE T. MOODY, late of Tobyhanna Township, Monroe County, Pennsylvania (died 10/07/2022). Notice is hereby given that Letters Testamentary for the Estate of RENEE T. MOODY have been issued to RONALD K. MOODY, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to RONALD K. MOODY, c/o Bradley A. Zuke, Attorney for the Estate, May Herr & Grosh, LLP, 234 North Duke Street, Lancaster PA 17602.

May 5, 12, 19

PUBLIC NOTICE
NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF HOLLY BETH CONWAY, a/k/a HOLLY B. CONWAY-BURCHARTZ a/k/a HOLLY BURCHARTZ** late of Stroud Township, Monroe County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to the Administrator, Michael Manfred Burchartz of 503 Paula Drive, Stroudsburg, PA 18360 or John F. Spall, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF HELLEN BERRY, late of East Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

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

Lori J. Cerato, Administrator

729 Sarah Street
Stroudsburg, PA 18360

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF EMILIE NIGHTINGALE BURNETT a/k/a EMILIE M. BURNETT, late of Hamilton Township, Monroe County, Pennsylvania, deceased.

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

Lori J. Cerato, Executrix

729 Sarah Street
Stroudsburg, PA 18360

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elena Christine Polizzi a/k/a Elena C. Polizzi a/k/a Elena Polizzi, deceased
Late of Middle Smithfield Township, Monroe County

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are

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

Raymond Polizzi, Administrator

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF JOHN C. YOUNG, Deceased March 26, 2023, of Chestnuthill Township, Monroe County.

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

John R. Young, Executor

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ALEXANDER A. O'NEAL, JR., Deceased December 18, 2022, of Chestnuthill Township, Monroe County.

Letters of Administration in the above-named estate have been granted to the Co-Administrators, Michael J. O'Neal and Robert L. O'Neal. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Michael J. O'Neal and Robert L. O'Neal, Co-Administrators

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF HELGA K. KRUG, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased 2/27/23.

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

Ashton Stevens Krug II
318 Parke Hollow Lane
West Chester, PA 19380
Executor

Jessica L. Fisher, Esquire
McQuaide Blasko, Inc.
811 University Drive
State College, PA 16801
Attorney for Estate

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Donald M. Chamberlin, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Mary L. Chamberlin
232 Remington Road
East Stroudsburg, PA 18301
or to:

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

May 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of: **Joan Paraszczuk**, Deceased, late of **6219 Boardwalk Drive, Coolbaugh Township, Monroe County, Pennsylvania.** Letters 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:

Personal Representative of the Estate of Joan Paraszczuk, Deceased:

Joseph Paraszczuk,
Personal Representative
c/o Attorney Constance K. Nelson
Gross McGinley, LLP
33 South 7th Street
PO Box 4060
Allentown, PA 18105-4060

or to their Attorney:

Constance K. Nelson, Esq.
Gross McGinley, LLP
33 South 7th Street, PO Box 4060
Allentown, PA 18105-4060

May 5, 12, 19

**PUBLIC NOTICE
FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name **Back Forty Customs, 177 TYROLEAN WAY, HENRYVILLE, PA 18332-7887** has been filed in the Department of State at Harrisburg, PA, File Date **03/28/2023** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: **Carl R Nerthling, 177 TYROLEAN WAY, HENRYVILLE PA 18332-7887.**

May 5

**PUBLIC NOTICE
FICTITIOUS NAME REGISTRATION**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982(54 Pa.C.S.A.Sec. 311, et seq.) that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 7, 2023 for the conducting of business under the assumed or fictitious name, style, or designation of:

ART of REPAIR

with its principal place of business at 2245 Rimrock Drive, Stroudsburg, Monroe County, Pennsylvania, 18360.

The name and address of the person owning or interested in said business is Arthur Barnard – 7125 Route 209 Stroudsburg, PA 18360.

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

May 5

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 4th day of April 2023, the Petition for Change of Name was filed on Monroe County Court of Common Pleas, request an order to change the name of Ivan Ruan to Luke Viori. The Court has fixed the day of May 15th, 2023 at 2:00pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

May 5

PUBLIC NOTICE**ORGANIZATION NOTICE**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on April 18, 2023, under the Business Corporation Law of 1988, as amended, for the organization of: **POCONO ROOT CANAL, PLLC.**

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

May 5

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 16, 2023, the Petition for Change of Name was filed on Monroe County Court of Common Pleas, request an order to change the name of Aaliyah Lauren Soto to Aaliyah Lauryn Soto. The Court has fixed the day of May 15, 2023 at 2:30pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

May 5

PUBLIC NOTICE

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

No.: 001211-CV-2023

WELLS FARGO BANK, N.A.

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER ANTHONY J. ARSI, DECEASED**

Defendant(s)

NOTICE

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER ANTHONY J. ARSI, DECEASED

You are hereby notified on that on February 22, 2023, Plaintiff, WELLS FARGO BANK, N.A. filed a Complaint against you in the Court of Common Pleas of MONROE County, Pennsylvania, Docket No. 001211-CV-2023, wherein Plaintiff seeks to enforce its rights under its loan documents.

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**

**913 Main Street
Stroudsburg, PA 18360
Telephone: 57-424-7288**

May 5

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on April 17, 2023, the Petition for Change of Name was filed on Monroe County Court of Common Pleas, request an order to change the name of Taniecia Nicole McClennon to Seraphina Baht Israel. The Court has fixed the day of August 11, 2023 at 1:30pm in Courtroom No. 7 of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Alexandra M. Menosky
661 Andersen Drive, Suite 315
Pittsburgh, PA 15220

May 5

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
CIVIL ACTION
CIVIL DIVISION
NO. 2180-CV-2022**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST F c/o Carrington Mortgage Services,
LLC**
Plaintiff,

vs.
**JOSEPH A. HAISAN And THE UNITED STATES
OF AMERICA**

Defendants.

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

TO: Joseph A. Haisan

(Name of Owner or Reputed Owner –
Defendant in Judgment, if different)
Your house (real estate) at (address) 19
Glenoak Forest Dr. a/k/a 213 Glenoak Dr., East
Stroudsburg, PA 18301 is scheduled to be sold
at Sheriff's Sale on (date): August 31, 2023
(time): 10:00 AM at a public online auction
found at
<https://www.bid4assets.com/monroecountysheriffsales>
to enforce the court judgment of
\$99,392.93 plus costs and interest from
10/2/22 at the per annum of 6.000% to the
date of sale, obtained by the judgment creditor
against you.

YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY

AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your
property will be sold to the highest bidder. You
may find out the price of the bid by calling the
Monroe County Sheriff's Office, Real Estate
Division at (570) 517-3312.

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

3. The sale will go through only if the buyer
pays the Sheriff the full amount due in the sale.
To find out if this has happened, you may call
the Sheriff's Office, Real Estate Division at (570)
517-3312.

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

5. You may be entitled to a share of the money
which was paid for your real estate. A schedule
of distribution of the money bid for your real
estate will be filed by the Sheriff within thirty
(30) days of the sale. This schedule will state
who will be receiving that money. The money

will be paid out in accordance with this
schedule unless exceptions (reasons why the
proposed schedule of distribution is wrong) are
filed with the Sheriff within ten (10) days after
the posting of the schedule of distribution.

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

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

(570) 424-7288

monroebar.org

May 5

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
Monroe COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 002897-CV-2022
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

LOANCARE SERVICING CENTER INC.

Plaintiff

vs.

MONICA RAGLAND, RITA RAGLAND, CARLIS N.
RAGLAND III, Solely in His Capacity as Heir of
CARLIS N RAGLAND, Deceased & The
Unknown Heirs of CARLIS N. RAGLAND
Deceased

Mortgagor and Real Owner

Defendant

TO MONICA RAGLAND, RITA RAGLAND, CARLIS
N. RAGLAND III, Solely in His Capacity as Heir of
CARLIS N RAGLAND, Deceased & The Unknown
Heirs of CARLIS N. RAGLAND Deceased,
MORTGAGOR AND REAL OWNER, DEFENDANT
whose last known address is 19 Banker Rd
Hewitt, NJ 07421.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE
ATTEMPTING TO COLLECT A DEBT OWED TO
OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff
LOANCARE SERVICING CENTER INC., has filed a
Mortgage Foreclosure Complaint endorsed
with a notice to defend against you in the Court
of Common Pleas of Monroe County,
Pennsylvania, docketed to No. 002897-CV-
2022 wherein Plaintiff seeks to foreclose on the
mortgage secured on your property located,
1055 Sky View Dr f/k/a 41 Shawnee Valley East
Stroudsburg, PA 18302 whereupon your
property will be sold by the Sheriff of Monroe.

NOTICE

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

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

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

MONROE COUNTY BAR ASSOCIATION -
LAWYER REFERRAL SERVICE

Find A Lawyer Program
913 Main Street
Stroudsburg, PA 18360
570-424-7288

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

May 5

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
Monroe COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 005421-CV-2022**

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR ANGEL OAK MORTGAGE TRUST
2019-5, MORTGAGE-BACKED CERTIFICATES,
SERIES 2019-5
Plaintiff

vs.
LUIS LESMES & DENISSE TROCONIS
Mortgagor and Real Owner
Defendant

TO LUIS LESMES & DENISSE TROCONIS,
MORTGAGOR AND REAL OWNER, DEFENDANT
whose last known address is 423 Wagner Way
Pocono Lake, PA 18347.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE
ATTEMPTING TO COLLECT A DEBT OWED TO

OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff U.S. BANK
NATIONAL ASSOCIATION AS TRUSTEE FOR
ANGEL OAK MORTGAGE TRUST 2019-5,
MORTGAGE-BACKED CERTIFICATES, SERIES
2019-5, has filed a Mortgage Foreclosure
Complaint endorsed with a notice to defend
against you in the Court of Common Pleas of
Monroe County, Pennsylvania, docketed to No.
005421-CV-2022 wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located, 423 Wagner Way Pocono
Lake, PA 18347 whereupon your property will
be sold by the Sheriff of Monroe.

NOTICE

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

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

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

MONROE COUNTY BAR ASSOCIATION -
LAWYER REFERRAL SERVICE

Find A Lawyer Program
913 Main Street
Stroudsburg, PA 18360
570-424-7288

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

May 5

**PUBLIC NOTICE
COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 007808-CV-2022**

**DEPUY HOUSE PROPERTY OWNERS
ASSOCIATION**

Plaintiff

vs.

**MARK E SUPPLEE, KNOWN HEIR OF GRACE M
SUPPLEE, DECEASED, ET AL**

Defendants

AS TO SEPARATE DEFENDANTS: **MARK E**

**SUPPLEE, KNOWN HEIR OF GRACE M
SUPPLEE, DECEASED, LISA BRODERICK,
KNOWN HEIR OF GRACE M SUPPLEE,
DECEASED, AND ANY UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM, UNDER OR
THROUGH GRACE M SUPPLEE, DECEASED**

The Plaintiff, Deputy House Property Owners Association, has commenced a civil action to foreclose an assessment lien for assessments which you owe to Deputy House Property Owners Association by virtue of your ownership of property in Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

913 MAIN STREET

STROUDSBURG, PA 18360

TELEPHONE: (570) 424-1340

FAX: (570) 424-8234

HAYES, JOHNSON & CONLEY, PLLC

By: JOEL D. JOHNSON

Attorney ID No. 322352

Attorneys for Plaintiff

DEPUY HOUSE PROPERTY

OWNERS ASSOCIATION
700 South 21st Street
Fort Smith, AR 72901
Telephone: 479/242-5906
Facsimile: 501/770-7077
Email: ir@hjclegal.com

May 5

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 5952 Civil 2022**

CKS Prime Investments, LLC, Plaintiff

vs.

Ross Maldonado, Defendant(s).

TO: Ross Maldonado, Defendant(s):

The Plaintiff, CKS Prime Investments, LLC, has commenced a civil action against you for a balance due on a credit card. 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

Frederic I. Weinberg, Esquire
Law Office of Frederic I. Weinberg & Assoc. PC
375 E. Elm Street, Suite 210
Conshohocken, PA 19428

May 5

**PUBLIC NOTICE
NOTICE OF DISSOLUTION**

Notice is hereby given that **NLC Global Enterprises, LLC** (the "Company"), a Pennsylvania Limited Liability Company, has voluntarily dissolved, and is in the process of winding up its affairs. Any person or entity having a present or contingent claim against the Company is requested to forward it, in writing, to the attention of Timothy J. McManus, Esq., Cramer, Swetz, McManus & Jordan, P.C., 711 Sarah Street, Stroudsburg, Pennsylvania 18360, not more than 60 days after the date of publication of this Notice,

stating the identity and contact information of the claimant, the substance of the claim, the basis for the same, the amount claimed to be due, and include copies of any documents in support of the same. A claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the date of publication of this Notice.

May 5

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

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

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

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

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

LEGAL DESCRIPTION

Case Number 2553-CV-2022

Judgment Amount: \$153,696.39

Attorney: Bianca A. Roberto, Esquire

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 202, Section E as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 18, page 109. Being, as to Premises A, the same premises which Tax Claim Bureau of Monroe County by Deed dated 519/2012 and recorded 6/1/2012 in Monroe County in Record Book Volume 2403 Page 2975 conveyed unto Dynasty Custom Homes Inc., in fee.

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

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

Parcel No. 03635812755163

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

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

A schedule of proposed distribution for the proceeds received from the above captioned

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Bianca A. Roberto, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

TAX CODE: 02.8.2.16

PIN NO: 02624901380886

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Katherine M. Wolf, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

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

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

Thursday, May 25, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}

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

LEGAL DESCRIPTION

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

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

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

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

PIN #: 02633002764869

TAX CODE #: 02.14D.3.16

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

SEVERIANO MATOS

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

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

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

Thursday, May 25th, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}

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

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

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

Tax ID: 09.16.4.11

Map Number: 09731302662135

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

Louise A. Arnesen departed this life on 11/6/2007

Kenneth A. Arnesen departed this life on 11/30/2019

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

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

Arnesen, deceased

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

M. Troy Freedman, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5616 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffs

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

LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 101 Section A, as shown on "Plotting of POCONO FARMS INC., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Claus" and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 119. Parcel No. 03/7A/1/95

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

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

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeff Calcagno, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris
Sheriff of Monroe County,
Pennsylvania
Danielle M. DiLeva, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Robert Crawley, Esquire

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

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

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

All that certain tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 347, Birch Brier Estates, Section Ten, recorded in Plot Book Volume 60, Page 430, being described as follows, to wit:
 Beginning at an iron on the northerly side of Lower Mountain Drive, being also a corner of Lot No. 346, Birch Brier Estates, Section Ten, thence along the Northerly side of Lower Mountain Drive, S 89° 42' 11" W (Magnetic Meridian) for 220.0 feet to an iron, a corner of Lot No. 348, Birch Brier Estates, Section Ten, thence along Lot No. 348, N 00° 17' 49" W for 682.38 feet to an iron in line of Lot No. 23, Birch Brier Estates, Section One, thence along Lot No. 23, N. 74° 44' 50" E for 227.71 feet to an iron, a corner of Lot No. 346, Birch Brier Estates, Section Ten, thence along Lot No. 346, S 00° 17' 49" E for 741.14 feet to the place of Beginning. Containing 3.595 Acres, more or less.
 Being the same premises conveyed to Chris E. Fabian, by deed from Marketing Technology,

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

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

BEING the same premises which Marketing Technology, Inc. by Deed dated December 12, 1989 and recorded in the Office of Recorder of Deeds of Monroe County on March 30, 1990 at Book 1729, Page 605 granted and conveyed unto Chris E. Fabian.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of **Chris E. Fabian**, deceased and Michael Fabian, as heir to the Estate of Chris E. Fabian and Timothy Fabian, as heir to the Estate of Chris E. Fabian

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Matthew C. Fallings, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

OWNERS: **JOHN FORESTER
 JOHN T FORESTER**

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

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

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

PARCEL NO.: **16/2/1/1-10**PIN NO.: **16732101450770C1**

SEIZED AND TAKEN IN EXECUTION AS THE PRO

PERTY OF: **JOHN FORESTER**

JOHN T FORESTER

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

Joel D Johnson, Esquire

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

PURCHASERS MUST IMMEDIATELY PAY 10%
OF THE PURCHASE PRICE OR

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

LEGAL DESCRIPTIONOWNERS: **JORGE W FRANCO****TERESITA L FRANCO****KATTY I FRANCO****JORGE I FRANCO****JONATHAN J FRANCO**CONTRACT NO.: **1099503500**FILE NO.: **PA-RVB-055-098**

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

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

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

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

PIN NO.: **16732100340877**

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

TERESITA L FRANCO

KATY I FRANCO

JORGE I FRANCO

JONATHAN J FRANCO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

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

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

Thursday, May 25, 2023

AT 10:00 A.M.

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

es

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

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

LEGAL DESCRIPTION

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

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

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

PIN #: 10635620929215

TAX CODE #: 10.2A.1.43

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

Apr 21, 28, May 5

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

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

Thursday, May 25, 2023

AT 10:00 A.M.

By accessing the web address:
www.bid4assets.com/monroecountysheriffsa/es

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

LEGAL DESCRIPTION

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

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

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

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

THENCE 5.) through said lands of Northslope III, Northslope 49 degrees 02 minutes 31 seconds East 24.00 feet to a point; THENCE 6.) by said Unit 59-C, South 40 degrees 57 minutes 29 seconds East 47.00 feet to the place of BEGINNING.

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

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

Parcel ID 09.96804.59B

Map No. 09733303307233B

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

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

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Edward Hoffman, Jr., Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

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

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

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

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

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

PIN NO.: **:16732100340877**

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

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

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

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

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

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

PIN NO.: **:16732100340877**

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

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

Ken Morris
 Sheriff of Monroe County

Pennsylvania
Joel D Johnson, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

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

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

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

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

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

PIN NO.: **:16732100340877**

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

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

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

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

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

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

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

LEGAL DESCRIPTION

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

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

Containing 1.168 acres.

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

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

TAX CODE: 14.5A.2.2

PIN NO: 14730504620187

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

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Katherine M. Wolf, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006844 CIVIL 2022 1, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

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

LEGAL DESCRIPTION

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

BEING KNOWN AS: 8913 DEERFIELD RD TOBYHANNA, PA 18466

BEING PARCEL NUMBER: 03.8D.1.355

PIN NUMBER: 03635810275142

MUNICIPALITY: TOWNSHIP OF COOLBAUGH IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GODFREY LANE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Robert Flacco, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Jeffrey Calcagno, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

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

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

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

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 Sarah A. Elia, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

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

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

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

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

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

PIN NO.: **:16732100340877**

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

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

Ken Morris
Sheriff of Monroe County

Pennsylvania
Joel D Johnson, Esquire

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

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

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

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

LEGAL DESCRIPTION

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

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

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

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

PIN #: 17639101494227

TAX CODE #: 17.14.1.50-25

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA

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

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

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

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

By accessing the web address:

www.bid4assets.com/monroecountysheriffsal

^{es}

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

LEGAL DESCRIPTION

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

BEGINNING at a white oak tree on line of land of the Timber Ridge Subdivision, Plat Book 61, Page 246, said tree also marking the northeasterly corner of land of David E. Gold; thence along said David E. Gold, South 5 Degrees 45 Minutes 46 Seconds West, 1,535.10 Feet to an iron pipe found; thence along the same, South 36 Degrees 54 Minutes 07 Seconds West, 26.39 Feet to an iron pipe found, said iron pipe also marking the northwesterly corner of land of Patrick O'Sullivan; thence along said land, North 45 Degrees 19 Minutes 43 Seconds West, 48.87 Feet to an iron pipe set; thence along the same, South 82 Degrees 40 Minutes 37 Seconds West 208.00 Feet to an iron pipe set; thence along said the same, South 15 Degrees 51 Minutes 47 Seconds West, passing over iron pipes found at 1.70 Feet and again at 211.56 Feet, for a total distance of 238.26 Feet to a point in the public road known as Saw Mill Road; thence in and along said Saw Mill Road, North 75 Degrees 26 Minutes 16 Seconds West, 526.30 Feet to a point; thence leaving said road and along land of Ronald Andres, North 70 Degrees 28 Minutes 09 Seconds East, passing over a copper pipe found at 24.20 Feet, and an iron pipe found at 33.10 Feet, for a total distance of 348.06 Feet to a stone corner found; thence along the same, North 82 Degrees 45 Minutes 00 Seconds East, 408.61 Feet to a stone corner found; thence along the same and along land of John P. Polaha, III, North 30 Degrees 57 Minutes 28 Seconds West, 854.89 Feet to a stone corner found, said stone corner also marking the southwesterly corner of Lot No. 25 of the Timber Ridge Subdivision, first above mentioned; thence along said subdivision, North 43 Degrees 12 Minutes 58 Seconds East, 1,010.50 Feet the place of beginning.
BEING KNOWN AS: 400 SAWMILL ROAD, STROUDSBURG, PA 18360
BEING THE SAME PREMISES WHICH MTGLQ INVESTORS, L.P., BY OCWEN LOAN SERVICING, LLC, AS ATTORNEY IN FACT BY DEED DATED 4/3/2014 AND RECORDED 5/30/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2438 AT PAGE 6399, GRANTED AND CONVEYED UNTO RYAN VAN GORDEN.
PIN #: 07627900095612
TAX CODE #: 07.14.1.19
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RYAN P. VANGORDEN** AKA RYAN VAN GORDEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

ALL that certain lot being No. Forty-Five (45) on Map of Section 5, Timber Trails, Pocono Pines, Coolbaugh Township, Monroe County, Pennsylvania, and recorded in Plot Book 22, Page 33, in the Monroe County Recorder's Office.

PARCEL NO: 03.15A.2.106

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

BEING the same premises which Bank of America, N.A by Deed dated June 24, 2020 and recorded in the Office of Recorder of Deeds of Monroe County on August 1 2, 2020 at Book

2553, Page 9076 granted and conveyed unto Michele Scully and Jason Volper.

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
Matthew C. Fallings, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2811 CIVIL 2022 I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

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

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

LEGAL DESCRIPTION

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

CONTRACT NO.: **1098405129**

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

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 22 of Unit No(s). R168**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended

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

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

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

PIN NO.: **:16732100340877**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**PUBLIC NOTICE
4743 CIVIL 2022**

DEPUY HOUSE PROPERTY OWNERS
ASSOCIATION
Plaintiff(s)
Vs.

ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS, INDIVIDUALLY, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ELEANOR WALLACE, DECEASED**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **ELEANOR WALLACE, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 17, Unit No. 68D, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 17** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 68D**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/24/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg,

Pennsylvania, in and for the County of Monroe, Deed Book Volume **2065**, Page **5274** granted and conveyed unto **ELEANOR WALLACE** and **ELIZABETH ANN BARNES A/K/A ELIZABETH ANN KOOS**.

Tax code #: **16/3/3/3-1-68D**

PIN #: **16732102984938B68D**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-7288

May 5

**PUBLIC NOTICE
4738 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

ARTHUR BOSLEY, TONI BOSLEY
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **ARTHUR BOSLEY**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 28, Unit No. RT-77, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT-77**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/27/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2241**, Page **4397** granted

and conveyed unto ARTHUR BOSLEY and TONI BOSLEY.

Tax code #: **16/88076/U77**

PIN #: **16732102694472**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4761 CIVIL 2022

RIVER VILLAGE PHASE IIIB OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

RILEY BUSSEY

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **RILEY
BUSSEY**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 35, Unit No. RV 120, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 35 of Unit No(s). RV 120**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60

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

BEING THE same premises conveyed by deed recorded **2/13/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1538**, Page **887** granted and conveyed unto RILEY BUSSEY.

Tax code #: **16/2/1/1-10**

PIN #: **16732101450770C1**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-7288

May 5

PUBLIC NOTICE

4739 CIVIL 2022

FAIRWAY HOUSE PROPERTY OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

LEONARD CAPARATTA, SURVIVING TENANT

BY THE ENTIRETY OF ANN CAPARATTA,

DECEASED

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **LEONARD**

CAPARATTA, SURVIVING TENANT BY THE

ENTIRETY OF ANN CAPARATTA, DECEASED

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 30, Unit No. 16B, of Fairway House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at

said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) cotenancy interest being designated as **Interval No(s). 30**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 16B**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/21/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1482**, Page **862** granted and conveyed unto LEONARD CAPARATTA and ANN CAPARATTA.

Tax code #: **16/4/1/48-16B**

PIN #: **16732102878931B16B**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4738 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION Plaintiff(s)

Vs.

MARVIN CUTLER, DOROTHY CUTLER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **DOROTHY CUTLER**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 50, Unit No. RT-160, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is

scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 50 of Unit No. RT-160**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/27/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **2477** granted and conveyed unto MARVIN CUTLER and DOROTHY CUTLER.

Tax code #: **16/110441**

PIN #: **16732102590119U160**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4751 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION Plaintiff(s)

Vs.

WALTER DILLARD, VALERIE C DILLARD

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **VALERIE C DILLARD**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 3, Unit No. RT-148, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the

sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 3 of Unit No. RT-148**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/26/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **5741** granted and conveyed unto WALTER DILLARD and VALERIE C DILLARD.

Tax code #: **16/110426**

PIN #: **16732101497197U148**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-7288

May 5

PUBLIC NOTICE

4738 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

GERMAN GARCIA, FENEIRA GARCIA

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **GERMAN GARCIA, FENEIRA GARCIA**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 48, Unit No. RT-39, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is

scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-39**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2248**, Page **3117** granted and conveyed unto GERMAN GARCIA and FENEIRA GARCIA.

Tax code #: **16/3/2/28-39**

PIN #: **16732102689600**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

2817 CIVIL 2022

RIVER VILLAGE PHASE IIIB OWNERS
ASSOCIATION

Plaintiff(s)

Vs.

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **GWENDOLYN B HARRELL, DECEASED**

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **GWENDOLYN B HARRELL, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Interval No. 35, Unit No. RV62, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is

STROUDSBURG, PA 18360

monroebar.org
(570) 424-1340

May 5

**PUBLIC NOTICE
4743 CIVIL 2022**DEPUY HOUSE PROPERTY OWNERS
ASSOCIATION
Plaintiff(s)

Vs.

GLENN LARSON, EXECUTOR OF THE ESTATE
OF JUDITH A RUFFIN, DECEASED
Defendant(s)**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**AS TO SEPARATE DEFENDANT(S): **GLENN
LARSON**, EXECUTOR OF THE ESTATE OF
JUDITH A RUFFIN, DECEASEDThis notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.Your house (real estate) at **Time Period No. 48,
Unit No. 98, of Depuy House, Shawnee Village,
Shawnee-on-Delaware, PA 18356** is scheduled
to be sold at Sheriff's sale on June 29, 2023 at
10:00 AM in the Monroe County Courthouse,
Stroudsburg, PA. In the event the sale is
continued, an announcement will be made at
said sale in compliance with PA Rules of Civil
Procedures, Rule 3129.3.An undivided one fifty-second (1/52) co-
tenancy interest being designated as **Time
Period(s) No(s). 48** in that certain piece or
parcel of land, together with the messuage
(and veranda, if any), situated in the Township
of Smithfield, County of Monroe and
Commonwealth of Pennsylvania, shown and
designated as **Unit No. 98**, in a certain
Statement of Mutual Ownership Agreements
of Depuy House Planned Residential Area, filed
on August 5, 1976, in Deed Book Volume 721,
at Page 317, as amended and/or
supplemented. The said Unit is more
particularly shown and described in the
Declaration Plans of Depuy House Planned
Residential Area. Said Declaration Plans for
Phase II-A, Units 60-84 were filed on August 6,
1976, in Plot Book Volume 30, at Page 13; for
Phase II-B, Units 85-109 and Units 130-132
were filed on August 1, 1977, in Plot Book
Volume 33, at Page 67; for Phase II-C, Units
110-129 were filed on October 26, 1977, in Plot
Book Volume 34, at Page 73; all filed in the
Office of the Recorder of Deeds of Monroe
County, Pennsylvania.BEING THE same premises conveyed by deed
recorded **2/25/1980**, in the Office of the
Recorder of Deeds, etc., at Stroudsburg,
Pennsylvania, in and for the County of Monroe,
Deed Book Volume **1010**, Page **314** granted and
conveyed unto EDWARD A RUFFIN and JUDITH
A RUFFIN.scheduled to be sold at Sheriff's sale on June
29, 2023 at 10:00 AM in the Monroe County
Courthouse, Stroudsburg, PA. In the event the
sale is continued, an announcement will be
made at said sale in compliance with PA Rules
of Civil Procedures, Rule 3129.3.All that certain interest in land situated in
Smithfield Township, Monroe County,
Pennsylvania, known as **Interval No(s). 35 of
Unit No(s). RV62**, of Phase III-A and Phase III-B
(Areas 1-4), River Village, Stage I, Shawnee
Village Planned Residential Development, as
said Unit and Interval for Phase III-A (Units 1-
36) is described in the Declaration filed on
March 30, 1979, in Deed Book Volume 939, at
Page 255, as amended and/or supplemented;
and as said Unit and Interval for Phase III-B
(Units 37-168) is described in the Declaration of
Protective Covenants, Mutual Ownership and
Easements, filed on March 6, 1980, in Deed
Book Volume 1016, at Page 103, as amended
and/or supplemented. The said Unit is more
particularly shown and described in the
Declaration and Final Plans for River Village,
Phase III-A and Phase III-B. Said Declaration
and Final Plans for Phase III-A, Units 1-36 were
filed on November 29, 1979, in Plot Book 42, at
Page 3, and January 24, 1980, in Plot Book 42,
at Page 69; for Phase III-B, Area 1, Units 37-60
were filed on July 12, 1979, in Plot Book 40, at
Page 105, as refiled on February 29, 1980, in
Plot Book 42, at Page 103, and as refiled on
August 7, 1981, in Plot Book 47, at Page 27; for
Phase III-B, Area 2, Units 61-96 were filed on
July 12, 1979, in Plot Book 40, at Pages 105 and
107, as refiled on February 29, 1980, in Plot
Book 42, at Pages 103 and 105, and as refiled
on August 7, 1981, in Plot Book 47, at Page 27;
for Phase III-B, Area 3, Units 97-132 were filed
on July 12, 1979, in Plot Book 40, at Pages 109
and 111, as refiled on February 29, 1980, in Plot
Book 42, at Pages 107 and 109; and for Phase
III-B, Area 4, Units 133-168 were filed on July
12, 1979, in Plot Book 40, at Page 113, as refiled
on February 29, 1980, in Plot Book 42, at Page
111; all filed in the Office of the Recorder of
Deeds of Monroe County, Pennsylvania.BEING THE same premises conveyed by deed
recorded **11/4/1997**, in the Office of the
Recorder of Deeds, etc., at Stroudsburg,
Pennsylvania, in and for the County of Monroe,
Deed Book Volume **2041**, Page **7188** granted
and conveyed unto GWENDOLYN B HARRELL.Tax code #: **16/2/1/1-9**PIN #: **16732101467354C1**YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET**

EDWARD A RUFFIN became deceased on October 4, 2010. JUDITH A RUFFIN and EDWARD A RUFFIN held title as tenants by the entirety; therefore, title was vested solely to JUDITH A RUFFIN at the time of his passing. JUDITH A RUFFIN became deceased on March 18, 2021. Estate documents were filed on behalf of JUDITH A RUFFIN in New Hanover County, North Carolina, on April 5, 2021, File Number 21E0513. The appointed Executor of the ESTATE OF JUDITH A RUFFIN is GLENN LARSON.

Tax code #: **16/3/3/3-1-98**

PIN #: **16732102999500B98**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4761 CIVIL 2022

RIVER VILLAGE PHASE IIIB OWNERS ASSOCIATION

Plaintiff(s)

Vs.

GERALD F LONGOBARDI, GLORIA E

LONGOBARDI

Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **GERALD F LONGOBARDI**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 50, Unit No. R46, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is

scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 50 of Unit No(s). R46**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of

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

BEING THE same premises conveyed by deed recorded **7/31/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1378**, Page **13** granted and conveyed unto **GERALD F LONGOBARDI** and **GLORIA E LONGOBARDI**.

Tax code #: **16/2/1/1-12**

PIN #: **16732102561273**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4743 CIVIL 2022

DEPUY HOUSE PROPERTY OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

CURTIS D LYLES, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF DONNA J

BLAISDELL, DECEASED

Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **CURTIS D LYLES**, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF **DONNA J BLAISDELL**, DECEASED

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose. Your house (real estate) at **Time Period No. 26, Unit No. 105, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 26** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 105**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/11/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2225**, Page **1240** granted and conveyed unto **DONNA J BLAISDELL** and **CURTIS D LYLES**.

Tax code #: **16/3/3/3-1-105**

PIN #: **16733101090696B105**

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

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

May 5

PUBLIC NOTICE

4755 CIVIL 2022

RIVER VILLAGE OWNER'S ASSOCIATION
 Plaintiff(s)

Vs.

MICHAEL E MENZER, ROBIN M MENZER
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **MICHAEL E MENZER**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 30, Unit No. RV36, of River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 30 of Unit No(s). RV36**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page

111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania. BEING THE same premises conveyed by deed recorded **12/17/1996**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2031**, Page **9752** granted and conveyed unto MICHAEL E MENZER and ROBIN M MENZER.

Tax code #: **16/2/1/1-7-9C**

PIN #: **16732102679266**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4743 CIVIL 2022

DEPUY HOUSE PROPERTY OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

DANIELLE PANAS, KNOWN HEIR OF **JANET M GRECO**, DECEASED, **JEROME GRECO**, KNOWN HEIR OF **JANET M GRECO**, DECEASED, **SIMONE GRECO**, KNOWN HEIR OF **JANET M GRECO**, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH

JANET M GRECO, DECEASED

Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **SIMONE GRECO**, KNOWN HEIR OF **JANET M GRECO**, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 33, Unit No. 67D, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time**

Period(s) No(s). 33 in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 67D**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/9/1999**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2064**, Page **8772** granted and conveyed unto **DANIEL A GRECO** and **JANET M GRECO**.

DANIEL A GRECO became deceased on July 2, 2017. **JANET M GRECO** and **DANIEL A GRECO** held title as tenants by the entirety; therefore, title was vested solely to **JANET M GRECO** at the time of his passing. **JANET M GRECO** became deceased on March 9, 2021. The known heirs of **JANET M GRECO** are **DANIELLE PANAS**, **JEROME GRECO** and **SIMONE GRECO**. Any and all other heirs are unknown.

Tax code #: **16/3/3/3-1-67D**

PIN #: **16732102995207B67D**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

PUBLIC NOTICE

4743 CIVIL 2022

DEPUY HOUSE PROPERTY OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

DANIELLE PANAS, KNOWN HEIR OF **JANET M GRECO**, DECEASED, **JEROME GRECO**, KNOWN HEIR OF **JANET M GRECO**, DECEASED,

SIMONE GRECO, KNOWN HEIR OF JANET M GRECO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **SIMONE GRECO**, KNOWN HEIR OF JANET M GRECO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **JANET M GRECO, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 12, Unit No. DV 67D, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 12** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV 67D**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/10/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2139**, Page **540** granted and conveyed unto DANIEL A GRECO and JANET M GRECO.

DANIEL A GRECO became deceased on July 2, 2017. JANET M GRECO and DANIEL A GRECO held title as tenants by the entirety; therefore,

title was vested solely to JANET M GRECO at the time of his passing. JANET M GRECO became deceased on March 9, 2021. The known heirs of JANET M GRECO are DANIELLE PANAS, JEROME GRECO and SIMONE GRECO. Any and all other heirs are unknown.

Tax code #: **16/3/3/3-1-67D**

PIN #: **16732102995207B67D**

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

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE**

913 MAIN STREET

STROUDSBURG, PA 18360

monroebar.org

(570) 424-1340

May 5

**PUBLIC NOTICE
2817 CIVIL 2022**

RIVER VILLAGE PHASE IIIB OWNERS
ASSOCIATION

Plaintiff(s)

Vs.

DANA PIETRODANGELO, EXECUTOR OF THE ESTATE OF DIANE PIETRODANGELO, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE, DECEASED**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. R165, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is

scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R165**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-

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

BEING THE same premises conveyed by deed recorded **2/23/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1337**, Page **342** granted and conveyed unto DIANE PIETRODANGELO and YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE.

DIANE PIETRODANGELO became deceased on March 14, 2020. DIANE PIETRODANGELO and YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE held title as tenants in common. Estate documents were filed on behalf of DIANE PIETRODANGELO in Essex County, New Jersey, on April 29, 2020, Docket Number 2020-0697. The appointed Executor of the ESTATE OF DIANE PIETRODANGELO is DANA PIETRODANGELO. YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE became deceased on August 16, 2015. The surviving heirs at law of YOLANDA H PIETRODANGELO A/K/A YOLANDA H APRILE are unknown.

Tax code #: **16/2/1/1-11**

PIN #: **16732100340877**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR

TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288

May 5

PUBLIC NOTICE
4758 CIVIL 2022

RIVER VILLAGE PHASE IIIB OWNERS ASSOCIATION

Plaintiff(s)

Vs.

NANCY J POCHAN, INDIVIDUALLY, GERRI WARNER A/K/A GERALDINE WARNER, KNOWN HEIR OF BERNARDINE L GAGNON, DECEASED, JUDITH BARTEK, KNOWN HEIR OF BERNARDINE L GAGNON, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH BERNARDINE L GAGNON, DECEASED

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BERNARDINE L GAGNON, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 17, Unit No. RV144, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 17 of Unit No(s). RV144**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the

Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/20/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1676**, Page **1528** granted and conveyed unto BERNARDINE L GAGNON and NANCY J POCHAN.

BERNARDINE L GAGNON became deceased on January 10, 2021. NANCY J POCHAN and BERNARDINE L GAGNON held title as tenants in common. The known heirs of BERNARDINE L GAGNON are GERRI WARNER A/K/A GERALDINE WARNER and JUDITH BARTEK. Any and all other heirs are unknown.

Tax code #: **16/2/1/1-11**

PIN #: **16732100340877**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 MAIN STREET

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May 5

PUBLIC NOTICE

4738 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

ALBERT OUELLETTE JR, FRANCES OUELLETTE
Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **ALBERT OUELLETTE JR FRANCES OUELLETTE**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 33, Unit No. RT-153, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 33 of Unit No. RT-153, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/26/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2223**, Page **2301** granted and conveyed unto ALBERT OUELLETTE JR and FRANCES OUELLETTE.

Tax code #: **16/110431**

PIN #: **16732101498155U153**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

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May 5

PUBLIC NOTICE

4751 CIVIL 2022

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

SYHD RAZACK, LYNETTE RAZACK
Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **SYHD RAZACK, LYNETTE RAZACK**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 5, Unit No. RT 144, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 5 of Unit No. RT 144, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/11/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2013**, Page **644** granted and conveyed unto SYHED RAZACK and LYNETTE RAZACK.

Tax code #: **16/88145/U144**

PIN #: **16732101497127U144**

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

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May 5

PUBLIC NOTICE

4761 CIVIL 2022

RIVER VILLAGE PHASE IIIB OWNERS

ASSOCIATION

Plaintiff(s)

Vs.

EMILY SILVERS

Defendant(s)

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **EMILY SILVERS**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 6, Unit No. R147, of River Village Phase IIIB, Shawnee**

Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 6 of Unit No(s). R147**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/8/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2525**, Page **3830** granted and conveyed unto EMILY SILVERS.

Tax code #: **16/2/1/1-11**

PIN #: **16732100340877**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

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May 5

**PUBLIC NOTICE
4738 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)
Vs.
MARGUERITE SPENCER, VILINTA SPENCER
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S):
MARGUERITE SPENCER

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 22, Unit No. RT-142, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22 of Unit No. RT-142, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/16/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2094**, Page **4658** granted and conveyed unto MARGUERITE SPENCER and VILINTA SPENCER.

Tax code #: **16/88143/U142**

PIN #: **16732101496159U142**

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

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May 5

**PUBLIC NOTICE
4738 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)
Vs.

BONITA TUNIA
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **BONITA TUNIA**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 28, Unit No. RT-162, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT-162, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/19/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2244**, Page **5031** granted and conveyed unto BONITA TUNIA.

Tax code #: **16/110451**

PIN #: **16732102590214U162**

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

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May 5

**PUBLIC NOTICE
4739 CIVIL 2022**

FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION
Plaintiff(s)

Vs.

JOHN VIANO, INDIVIDUALLY AND AS
EXECUTOR OF THE ESTATE OF DANTE VIANO,
DECEASED

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **JOHN VIANO**, EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Interval No. 29, Unit No. 14F, of Fairway House, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 29**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 14F**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and 45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/13/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1662**, Page **606** granted and conveyed unto DANTE VIANO and MARY VIANO.

MARY VIANO became deceased on December 30, 2020. DANTE VIANO and MARY VIANO held title as tenants by the entirety; therefore, title was vested solely to DANTE VIANO at the time of her passing. DANTE VIANO became deceased on January 14, 2021. Estate

documents were filed on behalf of DANTE VIANO in Queens County, New York, on May 17, 2021, File Number 2021-1592. The appointed Executor of the ESTATE OF DANTE VIANO is JOHN VIANO.

Tax code #: **16/4/1/48-14F**

PIN #: **16732102889060B14F**

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

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

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May 5

**PUBLIC NOTICE
4739 CIVIL 2022**

FAIRWAY HOUSE PROPERTY OWNERS
ASSOCIATION
Plaintiff(s)

Vs.

JOHN VIANO, INDIVIDUALLY AND AS
EXECUTOR OF THE ESTATE OF DANTE VIANO,
DECEASED

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **JOHN VIANO**, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANTE VIANO, DECEASED

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Interval No. 35, Unit No. F23A, of Fairway House, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Interval No(s). 35**, in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. F23A**, in a certain Statement of Mutual Ownership Agreements of Fairway House Planned Residential Area, filed on March 26, 1975, in Deed Book Volume 618, at Page 137, as amended and/or supplemented (Units 4-6, 9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53) and Statement of Mutual Ownership, filed on May 30, 1980, in Deed Book Volume 1036, at Page 139, as amended and/or supplemented (Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39, and

45-46). The said Unit is more particularly shown and described on the certain Declaration Plan filed on September 4, 1974, in Plot Book Volume 23, at Page 99; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **6/17/2005**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2229**, Page **3037** granted and conveyed unto DANTE VIANO and MARY VIANO and JOHN VIANO.

MARY VIANO became deceased on December 30, 2020. DANTE VIANO and MARY VIANO held title with a one-half interest as tenants by the entirety; therefore, their one-half interest was vested to DANTE VIANO at the time of her passing. DANTE VIANO became deceased on January 14, 2021. Estate documents were filed on behalf of DANTE VIANO in Queens County, New York, on May 17, 2021, File Number 2021-1592. The appointed Executor of the ESTATE OF DANTE VIANO is JOHN VIANO.

Tax code #: **16/4/1/48-23A**

PIN #: **16732102889035B23A**

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

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May 5

**PUBLIC NOTICE
4751 CIVIL 2022**

RIDGE TOP VILLAGE OWNERS ASSOCIATION
Plaintiff(s)

Vs.

DONA J VUKSON, WILLIAM SMITH

Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **DONA J VUKSON**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 26, Unit No. RT-146, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356**

is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 26 of Unit**

No. RT-146, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/21/1992**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1830**, Page **414** granted and conveyed unto DONA J VUKSON and WILLIAM SMITH.

Tax code #: **16/110424**

PIN #: **16732101497213U146**

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May 5

**PUBLIC NOTICE
4743 CIVIL 2022**

DEPUY HOUSE PROPERTY OWNERS
ASSOCIATION

Plaintiff(s)

Vs.

SATOSHI YAMAJI A/K/A SAM YAMAJI, KNOWN HEIR OF TAKESHI YAMAJI, DECEASED, **RUMI ELLENTHAL F/K/A RUMI YAMAJI**, KNOWN HEIR OF TAKESHI YAMAJI, DECEASED, **ALAN YAMAJI**, KNOWN HEIR OF TAKESHI YAMAJI, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **TAKESHI YAMAJI, DECEASED**
Defendant(s)

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

AS TO SEPARATE DEFENDANT(S): **ALAN YAMAJI**, KNOWN HEIR OF TAKESHI YAMAJI, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **TAKESHI YAMAJI, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 43, Unit No. 100, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on June 29, 2023 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) cotenancy interest being designated as **Time Period(s) No(s). 43** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 100**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/17/1978**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **848**, Page **103** granted and conveyed unto TAKESHI YAMAJI and MISAO YAMAJI.

MISAO YAMAJI became deceased on August 27, 2015. TAKESHI YAMAJI and MISAO YAMAJI held title as tenants by the entirety; therefore, title was vested solely to TAKESHI YAMAJI at the time of her passing. TAKESHI YAMAJI became deceased on April 24, 2020. The known heirs of TAKESHI YAMAJI are SATOSHI YAMAJI A/K/A SAM YAMAJI, RUMI ELLENTHAL F/K/A RUMI YAMAJI and ALAN YAMAJI. Any and all other heirs are unknown.

Tax code #: **16/3/3/3-1-100**

PIN #: **16732102999594B100**

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**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE**

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May 5